

## Real Property Tax Lot Record

**Lane County Assessment and Taxation**  
**Print Date: Sep 1, 2022**



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The legal descriptions contained herein are for tax lot purposes only.

Included in this report:

1. A listing of documents affecting ownership and/or property boundary changes.
2. The scanned tax lot record image and any legal description changes made since .

<b>Map &amp; Tax Lot</b> 1812150001500	<b>Current Parcel/Account</b>	<b>Current TCA</b>
<b>Status</b> Active	1060787	09724

Document #	Type	Date	Effective Year	Tax Lot Acres
2016-025042	Lot Line Adjustment	06/02/2016	2016	10.33
Comments: Lot Line Adjustment with Tax Lots 1300 & 1500				
2013-016717	Warranty Deed	03/26/2013	2013	9.74
Comments:				
	Description Card			9.74
Comments:				

PARCEL RECORD - Cartographic Unit

1060787

Page of

Code Area	Township	Range	Section	1/4	1/16	Parcel Number	Type	Number	Formerly part of _____
	18	12	15	0	0	01500			

Map Number	Special Interest	History of Parcel			
Tax Lot Number		Exceptions/Additions	Date of Entry/ Acquisition	Deed Record Volume Page	Acres Remaining

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

Previous Account Number	OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON	Previous Tax Lot Number				
OLD NUMBER	201 060 787					
NEW 18 12 15	1500	ACCT NO.				
OLD 18 12 15	708	1060787				
SECTION	15	TOWNSHIP	18	RANGE	12W	W.M.

LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING
	DATE OF ENTRY	DEED NUMBER	
<p><b>CANCELLED</b></p> <p>NE 1/4 of the SW 1/4 of Sec. 15, T18S, R12W, of the 1/4, in Lane County, Oregon.</p> <p>EXCEPT Therefrom: Beginning at the SW corner of the NE 1/4 of the SW 1/4 of said Sec. 15, thence North along the West line of NE 1/4 of SW 1/4 of said Sec. 15, 310 feet, thence East 341.0 feet, thence South 310 feet, thence West 341.0 feet to the point of beginning, in Lane County, Oregon.</p> <p>ALSO EXCEPTING: Beginning at the SE corner of NE 1/4 of SW 1/4 of said Sec. 15, thence North 120 feet along the East line of the NE 1/4 of the SW 1/4 of said Sec. 15, thence West 80 feet thence South 120 feet, thence East 80 feet to the point of beginning, in Lane County, Oregon.</p> <p>Containing more or less</p> <p><b>CANCELLED</b></p> <p>2007</p>	1973	R661/48410	37.36
	1978	R887/7425	
	1990wd	R1618/900392	
	1991wd	R1733/9160619	
	1995 TE	R2103/9556788	
	2004wd	2004-087435	

Remarks

\* Does not read the same but includes all therein.

New Description	Date of Entry/ Acquisition	Deed Record		Acres Remaining
		Volume	Page	
New Description	2007 LLA	2005	078723	32.93
New Description	2007 LLA	2005	085386	9.79
Acreege Correction	2007			9.74
	2007 wd		2006-015210*	
	2007 QCD		2006-085650*	
	2009 te		2009-027582*	
	2009 wd		2009-031072*	
ALSO: 0.59 Ac from TL 1300 for	2016 by	2016-	025042	10.33 Ac

Beginning at the Northwest Corner of the Northeast One-Quarter of the Southwest One-Quarter of Section 15, Township 18 South, Range 12 West of the Willamette Meridian; thence along the North line of said Northeast One-Quarter of the Southwest One-Quarter South 89° 45' 17" East for 876.75 feet; thence leaving said North line South 43° 18' 51" West for 631.44 feet; thence South 5° 09' 50" West for 144.45 feet; thence South 3° 56' 19" East for 110.09 feet; thence North 89° 45' 17" West for 442.48 feet to the West line of said Northeast One-Quarter of the Southwest One-Quarter; thence along said West line North 0° 20' 50" East for 715.00 feet to the point of beginning in Lane County, Oregon.

**NEW DESCRIPTION**  
**2016-025042**

**"EXHIBIT A"**

Beginning at the Northwest Corner of the Northeast One-Quarter of the Southwest One-Quarter of Section 15, Township 18 South, Range 12 West of the Willamette Meridian; thence along the North line of said Northeast One-Quarter of the Southwest One-Quarter South 89° 45' 17" East for 876.75 feet; thence leaving said North line South 43° 18' 51" West for 631.44 feet; thence South 5° 09' 50" West for 144.45 feet; thence South 3° 56' 19" East for 129.11 feet; thence South 86° 03' 41" West for 100.00 feet; thence South 47° 49' 17" West for 50.93 feet; thence South 86° 03' 55" West for 79.74 feet; thence North 89° 38' 42" West for 87.13 feet; thence South 83° 13' 20" West for 40.31 feet; thence North 89° 39' 10" West for 100.00 feet to the West line of said Northeast One-Quarter of the Southwest One-Quarter; thence along said West line North 0° 20' 50" East for 786.01 feet to the point of beginning in Lane County, Oregon

**Cont M/L 10.33 Ac**

2016

18-12-15-00-1500 page 2

**From:** [Brandt Melick](#)  
**To:** [Wendy Farley-Campbell](#)  
**Cc:** [Jed Truett](#)  
**Subject:** Re: 21-051 Pearson Fairway Estates  
**Date:** Tuesday, January 3, 2023 12:52:52 PM  
**Attachments:** [ParkLand-Pathway OpenSpace\\_122722.pdf](#)  
[Preliminary Utility Plan\\_122722.pdf](#)

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Good Afternoon Wendy,

I hope you enjoyed the holidays as well....

Yes we have been doing a lot of work with the Pearsons and have new plans for you.  
Attached please see:

1. Revised Site Plan (ParkLand-Pathway OpenSpace\_122722.PDF)
2. Revised Utility Plan (Preliminary Utility Plan\_122722.PDF)

1) The site plan includes modifications to meet requirements with nature trails and a lot (Tract A) dedicated to Open Space and Park Land, and the numbers you requested are provided in the notes (and listed herein below):

- Nature Trail - 23,027 Sq Ft
- Open Space (Tract A) Area - 11,241 Sq Ft
- Total Proposed Open Space (Nature Trail + Open Space) - 34,268 Sq Ft
  
- Net Area (Overall Area - (PUE+ROW)) - 342,353 Sq Ft
- Total Open Space required - 20% of the Net Area (68,470 Sq Ft)
- Total Open Space provided - 10% of the Net Area (34,264 Sq Ft)
  
- In Lieu of Open Space - 10% of the Net Area

2) The utility plan includes 1) proposed vegetated swale, 2) sidewalks, 3) PUE's, and 4) trails breaking up the blocks and addressing block lengths.

We will be providing a memo shortly addressing the elbows and knuckle on the north end of the property, i.e., addressing how these 1) follow the original approved plan, 2) how these are required to meet the odd shape of the parcel, and 3) and how we requesting planning commission consideration under - General PUD exceptions (11.5.2 (B.1.)) as exceptions to these otherwise prohibited street features.

Please let me know if you have any questions or concerns.

My apologies for the delays.

Please let me know if you have any questions or concerns.

Thank you,  
Brandt

**From:** [Mike Miller](#)  
**To:** [Wendy Farley-Campbell](#)  
**Cc:** [Planning Department](#); [Jake Krieger](#); [August Murphy](#)  
**Subject:** Review of the stormwater plans for Myrtle Glen and Fairway Estates  
**Date:** Wednesday, December 21, 2022 5:07:22 PM  
**Attachments:** [Fairway Estates Memo.pdf](#)  
[Myrtle Glen Memo.pdf](#)

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Hi Wendy,

Attached please find stormwater review comments from Civil West Engineering regarding Fairway Estates Phase II and Myrtle Glen PUD.

For Fairway Estates, Phase II the applicant is proposing deferment of stormwater treatment for individual homesites until time of home construction. This area is known for high ground water levels. The stormwater system will need to consider mitigation/management of the groundwater as well as the stormwater runoff from impervious areas of the home sites, which includes the roofs. Additionally, the consultant for the developer utilized hydrologic soil group D in their analysis for pre-developed flows. The soils in the area are A/D and have a high permeability under normal conditions but low permeability when saturated or when groundwater is high. IN discussions with our engineers, the developer used a high curve number for post development, therefore their analysis is valid. Items that are missing and are needed prior to approval of the stormwater management plan are:

- Information is needed regarding how time of concentration was calculated
- Additional freeboard is needed for the roadside swales. The overflow elevation appears to be the same as the adjacent ribbon curb elevation
- Our Stormwater Manual specifies 18-inches of topsoil. The developer is proposing 2-inches of soil which is not sufficient for sustaining plants or providing treatment.
- Developer's engineer needs to provide a table of pre versus post runoff values for each drainage basin.
- Developer's engineer needs to provide Operations and Maintenance forms and information per the City Stormwater Design Manual.
- Provide a landscape plan per the Stormwater Design Manual.
- Additional information regarding pipe type, size and invert elevations will be needed. Structures will be required at all stormwater main connections.

Please let me know if you have any questions.

Thank you,

Mike

**Mike Miller**

Public Works Director

[mike.miller@ci.florence.or.us](mailto:mike.miller@ci.florence.or.us)

(541) 997-4106



**South Coast Office**  
486 E Street  
Coos Bay, OR 97420

**Willamette Valley Office**  
200 Ferry Street SW  
Albany, OR 97321

**Rogue Valley Office**  
830 O'Hare Parkway, Suite 102  
Medford, OR 97504

**North Coast Office**  
609 SW Hurbert Street  
Newport, OR 97365

T e l ( 5 4 1 ) 2 6 6 - 8 6 0 1 • F a x ( 5 4 1 ) 2 6 6 - 8 6 8 1

**• MEMORANDUM •**

<b>TO</b> City of Florence Public Works	<b>DATE</b> 12/12/2022	<b>JOB NO</b> 1503-001
	<b>ATTN</b> Mike Miller	
	<b>RE</b> Fairway Estates Stormwater Report Review	

Mr. Miller,

Civil West Engineering has performed a review of the Fairway Estates Stormwater Management Report against City Standards – largely the City of Florence Stormwater Design Manual.

The following are the questions and comments that resulted from our review:

- We see that the applicant is proposing deferment of stormwater treatment for individual homesites until the time of construction. It will be up to the City to grant this deferment; however, historical groundwater levels in the area would be helpful to evaluate this proposal. The Report mentions that groundwater surges in the surrounding areas and acknowledges this issue with the implementation of underdrains in their swale design; however, if developed home sites want to rely on infiltration facilities, this will require a low enough groundwater elevation to allow for infiltration. Otherwise, flooding may occur.
- Utilizing a hydrologic soil group of D in analysis for pre-developed flows gives a higher off-site peak flow than is likely occurring. Soils in the area are A/D, meaning that they have high permeability under normal conditions but low permeability when fully saturated or when groundwater is high. It appears that they used a high curve number for post-developed as well, so their analysis is still valid.
- There is no information provided as to how time of concentration was calculated.
- This spreadsheet isn't listed in the approved calculation methods, but it does appear to follow SCS unit hydrograph methodology.
- The details shown for roadside swales don't give any room for freeboard – the overflow elevation appears to be the same as the adjacent ribbon curb elevation.
- The manual specifies an 18" layer of topsoil. We aren't confident that a 2" soil layer will be sufficient for sustaining plantings.
- Please provide a table of pre vs post runoff values for each basin.
- Please provide O&M forms and information per the Stormwater Design Manual.
- Please provide a Landscape Plan per the Stormwater Design Manual.
- More information regarding pipe type, size, and invert elevations will ultimately be needed. Structures will be required at all storm main connections.

Thank you,

Sean Lloyd, PE

Copy To: File

**Wendy Farley-Campbell**

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**From:** Matt Hughart <MHUGHART@kittelson.com>  
**Sent:** Monday, January 9, 2023 3:58 PM  
**To:** Wendy Farley-Campbell  
**Cc:** Julia Kuhn  
**Subject:** RE: Fairway Estates--TIA questions

Hi Wendy,

Here are some responses to Mr. Faber's comments/questions:

1. ODOT collects all "reported" crash data on roadways and intersections throughout the state. The ODOT supplied crash data summary sheets are included in Appendix A and they do confirm there have been no reported crashes at the 35<sup>th</sup>/Rhododendron intersection in the most recent 5-year reporting window.
2. Given that the study is accounting for all traffic growth from planned/approved development projects in the area and applying an additional 1% growth rate to these adjusted volumes, this represents a reasonably conservative approach and one that is consistent with past traffic impact studies in the area.
3. The TIA as written focuses primarily on the vehicular-based impacts of the proposed development and is consistent with the Traffic Impact Study requirements in Florence Code FCC 10-1-1-4-E(2)(c) and 10-35-2-5A.
4. The Veneta references on pages 31 and 35 are likely a labeling error/mistake.
5. Despite the previously noted Veneta reference, all traffic volume summary sheets included in the Appendix C have been appropriately referenced in the body of the TIA.
6. Per guidance from ODOT, this TIA correctly avoids the use of 2020 count data when developing a seasonal adjustment factor. While the TIA did rely on a 2020 35<sup>th</sup>/Rhododendron intersection count, it only did so after factoring the count based on updated counts and other regional volume data. The factor was found to be reasonable.
7. The trip distribution estimates shown on pages 54-57 were developed for a separate project by another consulting firm. The summary sheets were included in the appendix to simply document the in-process volumes used in the TIA.
8. The 1/5/22 and 1/6/22 dates listed on pages 59-109 are simply the dates in which that analysis was performed in the Synchro software program.

Please let us know if there are any other questions that come in. Thanks.

Matt

Matt Hughart, AICP  
Principal Planner

[Kittelson & Associates, Inc.](#)

Transportation Engineering / Planning  
503.535.7425 (direct)  
503.936.1463 (mobile)

---

**From:** Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>  
**Sent:** Monday, January 9, 2023 2:32 PM  
**To:** Matt Hughart <MHUGHART@kittelson.com>  
**Subject:** Fairway Estates--TIA questions

[External Sender]

Matt,

Please see attached TIA testimony/questions from the public. Do they have any impact on your analyses or your letter?

**Wendy FarleyCampbell, AICP**

Planning Director | City of Florence

O: 541.997.8237

250 Highway 101, Florence OR 97439

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**From:** [Michael Schick](#)  
**To:** [Wendy Farley-Campbell](#)  
**Subject:** RE: Fairway Estates Phase II PUD/Subdivision Application (21-051)  
**Date:** Tuesday, October 4, 2022 8:34:05 AM

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Wendy,

My thoughts/questions on the proposed Fairway Estates Phase II application.

1. Will the entire road through the planned development be completed or is the plan just to complete the road to the end of the Phase II development resulting in a dead end? If the road doesn't go all the way through we will require a turnaround. Road width is adequate.

**OFC, D103.4 Dead ends.**

Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.

**OFC, Table D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1

2. Hydrant locations on Proposed Utility Plan will need to be updated. Current indicated locations will not provide an average spacing of 500 feet between hydrants and 250' from any point on the street to a structure. It looks like they may not have taken into account hydrants actually placed in the Phase I development.

**SECTION C102 NUMBER OF FIRE HYDRANTS C102.1 Minimum number of fire hydrants for a building.**

The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

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**From:** Michael Schick  
**Sent:** Friday, September 30, 2022 3:21 PM  
**To:** Wendy Farley-Campbell <[wendy.farleycampbell@ci.florence.or.us](mailto:wendy.farleycampbell@ci.florence.or.us)>  
**Subject:** RE: Fairway Estates Phase II PUD/Subdivision Application (21-051)

Thanks!

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**From:** Wendy Farley-Campbell <[wendy.farleycampbell@ci.florence.or.us](mailto:wendy.farleycampbell@ci.florence.or.us)>  
**Sent:** Friday, September 30, 2022 1:41 PM  
**To:** Michael Schick <[chief@wlfea.org](mailto:chief@wlfea.org)>  
**Subject:** RE: Fairway Estates Phase II PUD/Subdivision Application (21-051)

Happy Friday Chief,

I think the attached documents are what you are looking for—a plat with dimensions, utility plan, and existing conditions map (for utility connects).

Let me know if you think of something else that would be helpful. Hope you have a great weekend.

Regards,  
Wendy

**Wendy FarleyCampbell, AICP**

Planning Director | City of Florence

O: 541.997.8237

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**From:** Michael Schick <[chief@wlfea.org](mailto:chief@wlfea.org)>  
**Sent:** Friday, September 30, 2022 7:54 AM  
**To:** Wendy Farley-Campbell <[wendy.farleycampbell@ci.florence.or.us](mailto:wendy.farleycampbell@ci.florence.or.us)>  
**Subject:** RE: Fairway Estates Phase II PUD/Subdivision Application (21-051)

Wendy,  
I couldn't get the file links to work. Can I get a copy of the subdivision proposed layout? Thanks!

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**From:** Wendy Farley-Campbell <[wendy.farleycampbell@ci.florence.or.us](mailto:wendy.farleycampbell@ci.florence.or.us)>  
**Sent:** Friday, September 23, 2022 2:04 PM  
**To:** Mike Miller <[mike.miller@ci.florence.or.us](mailto:mike.miller@ci.florence.or.us)>; [MWagner@cencoast.com](mailto:MWagner@cencoast.com); Michael Schick <[chief@wlfea.org](mailto:chief@wlfea.org)>; [Luke.Pilon@lumen.com](mailto:Luke.Pilon@lumen.com)  
**Cc:** Planning Department <[PlanningDepartment@ci.florence.or.us](mailto:PlanningDepartment@ci.florence.or.us)>  
**Subject:** FW: Fairway Estates Phase II PUD/Subdivision Application (21-051)

Mike, Mitch, Chief, and Luke,

Please see the utility and lot and street dimensions and layout plans available at the below link. Please consider this our department's 45-day referral request for your comments on this project. No hearing is yet scheduled as we will work with the applicant to ensure any additional materials they wish to submit are received 30 days prior to the hearing. I suggest you download the files you want to review while the link is still good. We will also have the files available for you at your request. As you have comments/requests/questions on this project please send them to the planning department email cc'd above. Thank you for your time.

Regards,  
Wendy

**Wendy FarleyCampbell, AICP**

Planning Director | City of Florence

O: 541.997.8237

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**From:** Brandt Melick <[brandt@metroplanning.com](mailto:brandt@metroplanning.com)>  
**Sent:** Friday, September 23, 2022 1:11 PM  
**To:** Wendy Farley-Campbell <[wendy.farleycampbell@ci.florence.or.us](mailto:wendy.farleycampbell@ci.florence.or.us)>  
**Cc:** Jed Truett <[jed@metroplanning.com](mailto:jed@metroplanning.com)>; Sharon Barker <[sharon.barker@ci.florence.or.us](mailto:sharon.barker@ci.florence.or.us)>;  
Peighton Allen <[peighton.allen@ci.florence.or.us](mailto:peighton.allen@ci.florence.or.us)>; [jmichael313@gmail.com](mailto:jmichael313@gmail.com);  
[mosierhighlands@gmail.com](mailto:mosierhighlands@gmail.com)  
**Subject:** Fairway Estates Phase II PUD/Subdivision Application (21-051)

Wendy,

Please see attached and referenced submittal for:

City File#: PC 21 39 SUB 03 & PC 21 40 PUD 02  
Determination: March 25, 2022  
Property Owner: Joseph M. Pearson, Pacific Gold Communities LLC  
Subdivision Name: Fairway Estates Phase 2  
Map/Lot: 18-12-15-00, TL 1500

As applicants representative and as discussed by phone, we request that this be designated as COMPLETE as of today. If more time is needed we can issue a time extension and provide any additional required information.

Please see the following items attached:

1. Memorandum addressing incompleteness items
2. Revised written statement
3. List of electronic submittal items

Please see entire electronic submittal packet (including the signed application) posted here:

[https://uk01.l.antigena.com/1/nPjU52EmAEJ1NyIk-T6qL8jFJJKjK-3eVxcBXoCdiv81IO86cFmfsq-D8gt8oww2BeIblui7-PMMNg-Mjb7gzOfpafcGQN UDnlCAIGK-J5DJ9 JVcBAm IAwk9 Mw2Gy17yxjdVPryuNrTxvKfS3PedES74rr5XQKg3bYMrry5zOHmaf7XnlN2VYcNJDyUrLRZ\\_z8](https://uk01.l.antigena.com/1/nPjU52EmAEJ1NyIk-T6qL8jFJJKjK-3eVxcBXoCdiv81IO86cFmfsq-D8gt8oww2BeIblui7-PMMNg-Mjb7gzOfpafcGQN UDnlCAIGK-J5DJ9 JVcBAm IAwk9 Mw2Gy17yxjdVPryuNrTxvKfS3PedES74rr5XQKg3bYMrry5zOHmaf7XnlN2VYcNJDyUrLRZ_z8)

Should you have any questions or need any assistance accessing the files please let me know.

Thank you for your time,  
Brandt  
541.913.7212

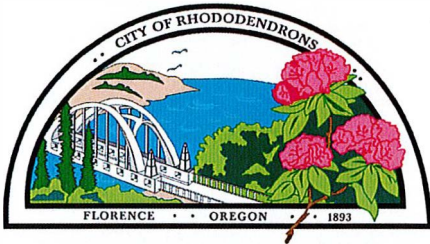
—

Brandt Melick (he, him, his)

Chief Technology Officer  
Planning Manager

—

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*City of Florence*

Community Development Department

250 Highway 101  
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PH: (541) 997-8237  
[planningdepartment@ci.florence.or.us](mailto:planningdepartment@ci.florence.or.us)

**WAIVER FOR TEMPORARY POSTPONEMENT OF LAND USE PROPOSAL PROCEDURES**

I, Jed Truett, Metro Planning Inc., representing the Joseph M. Pearson, Pacific Golf Communities LLC project, hereby authorize the City of Florence, OR, to extend the current land use decision process requirement timeline of 120 days for # PC 21 39 SUB 03 and PC 21 40 PUD 02 to **Monday, March 6<sup>th</sup>, 2023**, in accordance with the following Oregon Revised Statutes:

**ORS. 227.178 Final action on certain applications required within 120 days; procedure; exceptions; refund of fees.** (1) Except as provided in subsections (3), (5) and (11) of this section, the governing body of a city or its designee shall take final action on an application for a permit, limited land use decision or zone change, including resolution of all appeals under ORS 227.180, within 120 days after the application is deemed complete.

**ORS. 227.178(5)** The 120-day period set in subsection (1) of this section or the 100-day period set in ORS 197.311 may be extended for a specified period of time at the written request of the applicant. The total of all extensions, except as provided in subsection (11) of this section for mediation, may not exceed 245 days.

X

Jan 4, 2023

Applicant's Signature and Today's Date