

Clare Kurth

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From: [REDACTED]
Sent: Tuesday, April 25, 2023 7:45 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Fairway Estates 2-3-4

From: Tom
Faber
2023

April 25,

To: Florence Planning Dept

Subject: Fairway Estates

While reviewing the Fairway Estates Exhibits posted in the supporting documents for the meeting on Tuesday April 25, 2023, I see a new document from the developer listed as Exhibit C-3. The document pertains to the Fee-in-Lieu for Open Space. I have a few concerns.

1. It appears the developer is attempting to renegotiate the fee based on inserting wordage into the code that did not previously exist, namely, "percentage of site perimeter" is being utilized as an "assumption and method" when no such factor is included in the formula contained in the FCC Title 10, PUD 10-23 (fee-in -lieu). I am sure there is a process to update City codes but that should occur before assumptions are made.
2. Exhibit C2, also submitted by the developer contains the original proposed layout for the area. The golf course to the east (30% of site perimeter) has proposed residential development to be included as part the Sandpines Master Plan. That is the reason that Tournament Drive

contains underground infrastructure, easements and ends in full size stub for easy connection to the future development.

3. The code is also very specific in stating that 50% of the open space requirement may be met with a fee-in-lieu if the proposed PUD is within one quarter mile of underdeveloped parkland as measured on "PUBLIC RIGHTS OF WAY WITH REASONABLE PEDESTRIAN AND BICYCLE CONNECTIONS". The 40 acre tract the city owns is surrounded by private and county lands. There is no formal public access, there is no proposed development contained in the City's Master Plan for Parks and the developer advertises "Exclusive Access" to the area in their marketing materials.