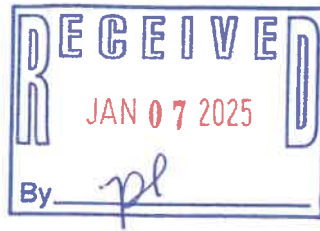




7 January 2025



EXHIBIT

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The City of Florence  
City Planning Commission  
250 Highway 101  
Florence, OR 97439

RE: RESOLUTION PC 24 39 DR 13 - Fir and Associated Streets  
RESOLUTION PC 24 27 PUD 01 - Elm Park PUD  
RESOLUTION PC 24 28 SUB 01 - Elm Park Replat  
RESOLUTION PC 24 38 DR 12 and AR 24 04 DR 03  
MEETINGS: JAN 14, 2025 and JAN 28, 2025

Dear Commissioners and Council Members,

Subsequent to the Planning Committee Meeting 17 December 2024 at City Hall, I would like to thank the committee for allowing me to speak. I would now like to elaborate further on my attempts to express concerns and queries about the above described projects:

1. My home is located less than a half-mile to the proposed project. Contrary to the testimony of Wendy Farley-Campbell, Comm. Dev. Dir, our neighborhood was not given prior written and/or mailed notices of these proposals. Were the residents of Park Village and the condos on Hemlock Street directly notified?
2. Such a project would have severe detrimental impact, not only during the initial clearing and construction stages, but long thereafter, on access to/from the Justice Center on Greenwood, the Medical Center and Hospital on 9<sup>th</sup> Street, and the reduced access to 9<sup>th</sup> Street for the ambulance services and other emergency vehicles related to both? Additionally, the residents on Hemlock Street and in Park Village would be subjected to extreme traffic congestion, as Hemlock is their only access. Such back-ups would further impact emergency vehicles at the Justice Center.
3. The idea of destroying a forest of old growth trees for this 1.47 acres of development is extremely disturbing environmentally and distressing financially. Our cul-de-sac backs to the 12<sup>th</sup> Street nature path. When the city decided to widen the previous 12<sup>th</sup> St walking path, our homes were subjected to constant physical vibrations, from the bulldozer and other equipment being used. This resulted in cracked walls, foundations and even some light fixtures. The city only had to widen that path by a few feet, and it involved mostly low growing shrubs and vegetation. Imagine the noise, intense ground vibrations and damages to nearby structures, including the Justice Center and the Eye Institute, and other surrounding businesses and residences during a prolonged undertaking of the magnitude being proposed by these applicants, and their desire to kill acres of old growth trees.

4. The proposals cite numerous references to "12<sup>th</sup> Street" between Elm and Hemlock." That area of 12<sup>th</sup> is currently an unpaved multi-use path. Mr Miller indicated there may be plans to abandon this nature path in order to accommodate vehicular traffic. Such a plan would have serious detrimental affects to existing residences on or near the current path, including a significant decrease in property values by having their surrounding green areas encroached upon. Additionally, it would dramatically disrupt natural habitats for wildlife (bear, deer, rabbits, etc), vegetation and multiple natural waterways. In a laypersons' opinion, this could never be achieved while adhering to existing codes for buffer zones, etc. The city staff we have encountered claim there are no such intentions, yet Mr Miller's comments at the meeting seemed to leave the possibility open. What are the city's plans regarding "12<sup>th</sup> St."?

5. The applicant is requesting exemptions be granted for reducing set-backs, zero-lot lines resulting from modifying buffering requirements, reducing green space and recreational areas, and even reducing the number of parking spots. Ironical, because when he was asked about the lack of parking for the ELF, which is a separate entity, he suggested their customers be instructed to "use any of the residents empty (and unit dedicated) spaces".

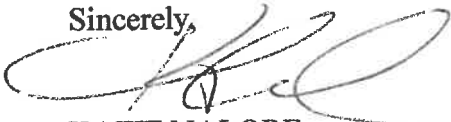
6. For an indication of what allowing such exemptions produces, I ask the commission and the council to look at a previous development by this applicant, the Oak Manor Apartments at 3944 Oak Street, Florence. This development is on approximately 1.25 acres and consists of 4 modest buildings containing 24 units. It has no play area and the only recreation is a singular basketball hoop adjoining a BBQ area.

7. This new proposal site is approximately 1.50 acres with a total of six buildings for 32 units PLUS an early learning facility. An additional .25 of an acre can not possibly accommodate all those extra structures and still comply with any realistic or practical building codes? You must deny these exemptions.

I plead with the commissioners and councilors to deny the proposed projects in their entirety. I am not against development in Florence. I only ask that it be sensible and practical for all of the community, the environment and our wildlife.

Thank you for your time and consideration of these concerns. I once again, implore you to deny these proposals and applications.

Sincerely,



KATIE NALORE  
1168 Winsome Circle  
Florence