

**OUR COASTAL VILLAGE, INC.
AND
CHESTNUT MANAGEMENT, LLC
P.O. Box 108
YACHATS, OREGON 97498-0108**

January 8, 2025

Via Email planningdepartment@ci.florence.or.us

Florence Planning Commission
250 Highway 101
Florence, Oregon 97439

Re: Resolutions PC 24 27 PUD 01, PC 24 28 SUB 01, Elm Park PUD and Replat

Dear Chair Harris, Vice-Chair Ubnoske, and Commissioners:

We write to address comments made by Commissioners at the December 17, 2024, hearing, given the continuation to January 28, 2025. We do not submit revised architectural or engineering plans now; the revisions will appear when the final plans are presented for approval.

It was suggested that we avoid the outdoor lighting standards issue that had to be addressed after the fact at Oak Manor Apartments. Therefore, we request a modification under the PUD ordinance of the lighting standards to permit (a) outdoor lighting of less than two footcandles and greater than five but not more than seven footcandles in the parking area and (b) wall pack lighting adjacent to the residential doors no greater than 315 lumens. This is the same standard approved in Resolution PC 24 19 DR 05. This should be added to the "modifications" in the Findings supporting the Resolution.

The landscape coverage percentage is 32.6%, as shown by the site plan marked up for buildings, parking and sidewalks, stormwater facilities, and landscaping attached as **Exhibit A**.

Thank you for your comments and suggestions.

Sincerely,

OUR COASTAL VILLAGE, INC.

By



K. Layne Morrill, President.

CHESTNUT MANAGEMENT, LLC

By



K. Layne Morrill, Manager