

APPROVED
City of Florence

Community Development
Department

Application Form for State Highway Approach

EXHIBIT F

F

Exhibit

PC 2122 PRO1

File Number



Oregon Department of Transportation
Application Form for State Highway Approach

Date Received

Applicant Information

Last Name: Anderson

First Name: Monica

Company Name (if applicable): Mazzetti | BHEGroup

Street Address: 940 Willamette Street, Suite 310

City: Eugene

State: Oregon

ZIP: 97401

County: Lane

Mailing Address:

☒ Check if the same

City:

State:

ZIP:

County:

Phone: (503) 601-5980

Cell: (541) 953-4026

FAX:

Email: manderson@mazzetti.com

Location of Proposed Approach

☐ Check if the same as the street address above

Street Address (if established): Highway 101 at 40th Street (Tax Lot 500)

City: Florence

State: Oregon

ZIP: 97439

County: Lane

Highway Name: Oregon Coast Highway

Route: 101

Milepoint: 188.44

Side of Highway: ☐ North ☐ South ☒ East ☐ West

Type of Approach

☐ New approach

☒ Change of Use

☐ Temporary

☐ Special Use

☐ Grandfathered

Property Owner Information

Is the applicant the owner of the subject property? ☐ YES ☒ NO; if YES skip to Box 6; if NO continue to Box 5.

Authorization of Designated Agent

I/We Northwest Housing Alternatives

printed owner(s) name

authorize Monica Anderson, PE, Mazzetti

printed applicant name

to represent me as my agent in the matter of this State Highway Approach Permit Application.

Signature(s): Desi Bellamy

Date: 5/13/21

Applicant Signature

I certify that to the best of my knowledge, the information on this application and the required attachments are true and correct, that I have the authority to apply for this permit, and if it is approved that throughout its operation I will be bound by the terms of OAR 734-051.

Printed name: Monica Anderson, PE

Signature:

Monica Anderson

Digitally signed by Monica Anderson
DN: C=US, E=manderson@mazzetti.com, O="Mazzetti", CN="Monica Anderson"
Reason: Digitally Signed
Date: 2021.05.13 15:13:03-0700

Date: 05/04/21

Land Use Compatibility Statement (LUCS)***** A FINAL LAND USE DECISION MAY BE ACCEPTED IN PLACE OF THIS LUCS *******Instructions****Provide your complete application to the appropriate local jurisdiction, not just the LUCS section.**

Information on the subject property, the proposed approach, and the land use or activity to be served by the approach is necessary for the local jurisdiction to complete the LUCS.

Local land division and development regulations that have a bearing on access management:

- ☒ Comprehensive plan policies and implementing ordinances that support access management.
- ☒ Subdivision, partition, and lot line adjustment regulations (e.g., lot size, double frontage lots, and flag lots).
- ☒ Zoning ordinances (e.g., permitted use, conditional uses, and development density).
- ☒ Site plan/design review (e.g., access location, on-site circulation, easements, and shared/joint access).
- ☒ Sight distance and corner clearance.
- ☒ Arterial and collector road design and access policies and standards.
- ☒ Access control, access permitting, access spacing, and alternate access.

OAR 731-015 requires ODOT to coordinate its highway approach permit program with statewide planning goals and local acknowledged comprehensive plans and implementing ordinances. The LUCS is the process ODOT uses to rely on local jurisdictions to certify the land use or activity to be served by a highway approach has obtained the necessary development approvals.

Subject Property Location (check all that apply):☒ Inside UGB☒ Inside city limits☐ Outside UGB☐ Urban Unincorporated Community☐ Unincorporated Community in county☐ Designated Special Transportation Area within an unincorporated community**Plan and Zone Designations:**Current designation(s): *Highway Commercial*

Proposed designation(s):

Current zone(s): *Highway District*

Proposed zone(s):

*N/A*Is the proposed approach to the highway a city street or county road? ☐ YES ☒ NO**Does land use to be served by the approach require land use or development review?**☒ YES ☐ NO; If YES...Has an application been received? ☐ YES ☒ NO

Application currently under review for the use/activity to be served by the proposed approach?

☐ YES ☒ NO; If NO...

Final decision for the use/activity to be served by the proposed approach, including an appeal?

☐ YES ☒ NO; If YES...

Was the final decision to:

☐ Approve☐ Approve with conditions☐ Deny

Land Use File No:

Assigned Planner:

The attached Site Plan is

☐ Approved or☒ Under Review for the use/activity to be served.

A Traffic Impact Analysis

☐ has been requested or☒ is under review for the use/activity to be served.**Local Planning Official Certification**☒ Municipal Authority☐ County AuthorityName: *Dylan Huber-Heidorn*Title: *Assistant Planner*Mailing Address: *250 Hwy 101*City: *Florence*State: *OR*ZIP: *97404*Phone: *541-997-8237*

Cell:

FAX:

Email: *planningdepartment@ci.florence.or.us*Signature: *Dylan Huber-Heidorn*Date: *5/12/2021*

May 4, 2021

Application for State Highway Approach Modification

Applicant: Monica Anderson, PE, Mazzetti | BHEGroup

Property Owner: Northwest Housing Alternatives

Location of Approach:

- Highway 101 at 40th Street, Florence, Oregon 97439
- Milepost 188.49

Project Description and Background:

Northwest Housing Alternatives (NHA) proposes to develop 68 units of affordable, multi-family housing in two 3-story buildings on a 2.46 acre site located on the east side of Highway 101 (tax lot 500). The site is undeveloped, and there is no existing access to Highway 101 from tax lot 500. As further described below, there is a 45-foot reservation of access to serve tax lot 500 as well as tax lots 600 and 700 to the south. Tax lot 600 is located directly south of tax lot 500 and is a developed panhandle lot with a 20-foot property frontage on Highway 101. Tax lot 600 has direct access to Highway 101, permitted in 1989 as a 32-foot access, but constructed as a 12-foot driveway. Tax lot 700 is located directly south of tax lot 600. It is undeveloped and has no existing access to Highway 101. The NHA project proposes to develop a new 24-foot wide driveway approach within the 45-foot reservation of access, eliminating the existing 12-foot driveway access to tax lot 600, and providing access to Highway 101 for both tax lots 600 and 700 through tax lot 500 via easements.

Design work on the project initially started in 2019 and NHA and the design team met with the City of Florence in a predevelopment meeting which included Doug Baumgartner, ODOT Region 2 Development Review Coordinator. The project was put on hold shortly thereafter and restarted in 2020. A second pre-development meeting with the City of Florence, and Doug Baumgartner, occurred in the fall of 2020. Additionally, we have communicated with Doug Baumgartner via email, copies of which are attached.

From our communications with Doug Baumgartner, there is an existing access permit (30928--copy attached), issued in 1989. As noted above, the approach permit allowed for the construction of a 32-foot wide driveway; however only a 12-foot driveway was constructed. Per Doug Baumgartner's email of March 23, 2021 (copy attached):

"ODOT acquired access control along tax lots 500, 600 and 700 as part of the improvement project in the late 1980s. Access control restricts by deed the right of adjacent properties to cross the ODOT right of way to use the highway except at locations where a reservation of access was issued to specific properties and also in some cases for specific uses. What is unique to these tax lots is that there were two reservations (a 10 foot wide and 35 foot wide reservation tied together) given that would serve all three lots so as to allow for one larger approach to the highway. Permit 30928 was issued for a 32 foot wide approach for commercial use, however, only the 12 foot approach appears to have been built which now serves the home on lot 600. We have not found any evidence of access easements between these three lots. The existing approach appears to be located within the specified area covered in the reservations of access."

Through on-going communications with Doug Baumgartner, we understand that it is likely ODOT could issue an Existing Approach Upgrade permit for widening or modification of the existing approach, if it remains within the 45 foot reservation and provides access for all three tax lots 500, 600, and 700 (refer to Doug Baumgartner's email of March 23, 2021). Through further coordination with Doug Baumgartner, per his email of April 2, 2021 (copy attached):

"Our practice has been that as long as the centerline of the driveway is within ten feet of the centerline of the reservation then an Indenture is not necessary. In this case there are two reservations that are side by side and the

rights of all three parcels are tied to each reservation so as to function as one. Due to this unique reservation arrangement we can allow the shared driveway to be built with its centerline anywhere from 10 feet to the south of the centerline of the southern reservation up to 10 feet north of the centerline of the northern reservation. Please let me know if you need further clarification or if there are any more documents such as right of way maps that you may need to help."

Based on this information, the NHA project's professional land surveyor, KC Development, identified the centerline of the 35 foot reservation at Highway Engineer's Station 192 + 60, which is located 8.72 feet north of the south property line of tax lot 500 (refer to the attached documents: Correction Warranty Deed for 35-Foot Reservation and KD Development Establishment of 35-Foot Reservation, and Sheet C3.0 Driveway Layout). The centerline of the proposed 24-foot driveway on tax lot 500 has been located 10 feet north of the centerline of the 35-foot reservation. This is shown on the attached drawing 3.0 Driveway Layout.

Also attached are the following documents required of the application: C1.0 Driveway Layout showing the locations of existing approaches/access connections on both sides of the highway within 500 feet of the centerline of the proposed approach; C2.0 Detailed Site Plan; and as noted above, C3.0 Driveway Layout, providing the specific information on the location of the approach within the 45-foot reservation.

NHA will be providing easements for tax lots 600 and 700 to access tax lot 500 and gain access to Highway 101. Coordination with the property owners of tax lots 600 and 700 is in progress. Easement documentation will be submitted to ODOT once established.



HIGHWAY DIVISION

APPLICATION AND PERMIT TO
CONSTRUCT APPROACH ROAD

PERMIT NUMBER

30928

HIGHWAY NAME Oregon Coast Hwy. 101		MILEPOINT 188.49	ENGINEERS STATION 192 + 70'
HIGHWAY NUMBER 9	COUNTY Lane	SIDE OF HIGHWAY <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> EAST <input type="checkbox"/> SOUTH <input checked="" type="checkbox"/> WEST	APPROACH TO SERVE Commercial
BETWEEN OR NEAR LANDMARKS Sutton Lake AND Florence		REFERENCE MAP NUMBERS 20V - 95	TAX LOT NUMBER
APPLICANT NAME AND ADDRESS Stuart & Mary Matthews P.O. Box 1212 Florence, Oregon 97439		BOND REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO REFERENCE OAR 734-50-025(6)	AMOUNT OF BOND \$ 0
		INSURANCE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO REFERENCE OAR 734-50-025(3)	<input checked="" type="checkbox"/> ADMINISTRATIVE FEE <input type="checkbox"/> TEMPORARY DEPOSIT
		AMOUNT \$ Waived	CHECK NUMBER
TELEPHONE NUMBER:		DISTRICT MAINTENANCE SUPERVISOR OR REPRESENTATIVE X <i>Bill [Signature]</i>	DATE COMPLETE APPLICATION RECEIVED 1-6-89
		REGION ENGINEER OR REPRESENTATIVE X <i>[Signature]</i>	DATE 1-10-89
		UTILITY PERMIT SUPERVISOR X <i>[Signature]</i>	APPROVAL DATE 1-11-89
APPLICANT X <i>Stuart & Mary Matthews</i>	APPLICATION DATE 12-26-88	APPROACH ROAD COMPLETION DATE: REFERENCE: OAR 734-50-050(4) 11/1/88	

The applicant declares that he/she is the owner or lessee of the real property adjoining the above described highway and has the lawful authority to apply for this permit. When this application is approved by the Department of Transportation, the applicant is subject to the terms and provisions contained herein and attached hereto; and the terms of Oregon Administrative Rule, Chapter 734, Division 50, which is by this reference made a part of this permit. Copies of the Rule may be obtained from the District Maintenance Supervisor's office. Issuing of permits under these regulations is not a finding of compliance with the statewide planning goals or the acknowledged comprehensive plan for the area. Permits are issued subject to the approval of city, county or other governmental agencies having either joint supervision over the section of highway or authority to regulate land use by means of zoning and/or building regulations. It shall be the applicant's responsibility to obtain any such approval including, where applicable, local government determination of compliance with the statewide planning goals. (OAR 734-50-055)

SPECIAL PROVISIONS

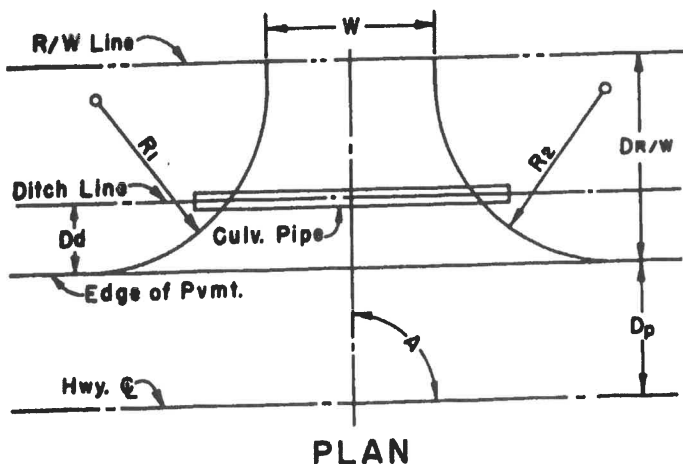
- 1—If the proposed application requires traffic control devices and/or special road construction, the applicant shall provide a copy of this application to the affected local government. The original application must be signed by the local government official.

LOCAL GOVERNMENT OFFICIAL SIGNATURE X	TITLE	DATE
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- 2—Within 48 hours before beginning work, and after completing the permit work, the applicant or his contractor shall notify the District Representative at telephone number 726-2552.

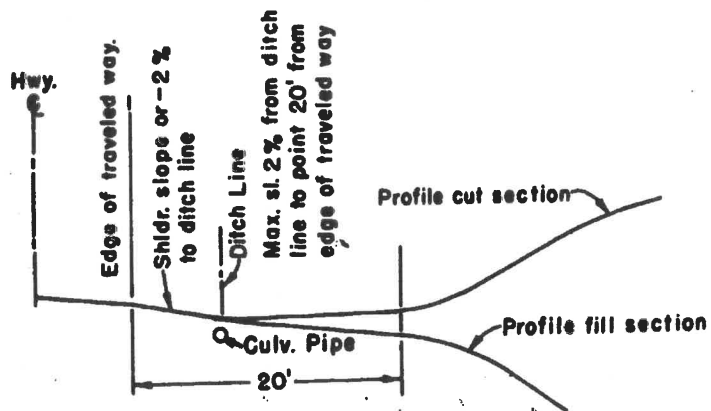
- 3—Approach built under State Hwy. project number F-2-3-(16); Right of Way file# 53522.

TYPE 2 APPROACH ROAD — PAVED

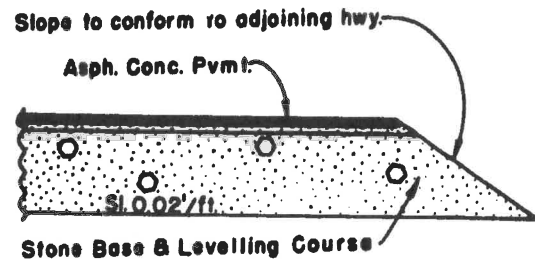


NOTE: All material and workmanship shall be in accordance with the current State of Oregon Standard Specification for Highway Construction.

W = 32'	R ₁ = 30'	R ₂ = 30'	A = 90°
D _p = 20'	D _d = 6'	D _{R/W} = 34'	
CULVERT PIPE REQUIRED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
TYPE Conc. or C.M.P.			
DIAMETER (INCHES) 12"		LENGTH (FEET) 40'	
STONE BASE	SIZE AND TYPE	COMPACTED THICKNESS (INCHES)	
STONE LEVELING COURSE	SIZE AND TYPE	COMPACTED THICKNESS (INCHES)	
ASPHALTIC CONCRETE PAVEMENT	CLASS B	COMPACTED THICKNESS (INCHES) 4"	



PROFILE



APPROACH TYPICAL SECTION

DeLayne (Corky) Brown

From: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.state.or.us>
Sent: Tuesday, March 23, 2021 11:49 AM
To: Monica Anderson
Cc: NELSON Brian S * Scott; JONES April C
Subject: RE: Northwest Housing Alternatives - Florence Shore Pines Development (Tax Lot 500 of Map 18S-12W-1400)
Attachments: 30928.pdf
Categories: 205-073 NHA Florence Housing Development, Filed in TonicDM

Good morning Monica,

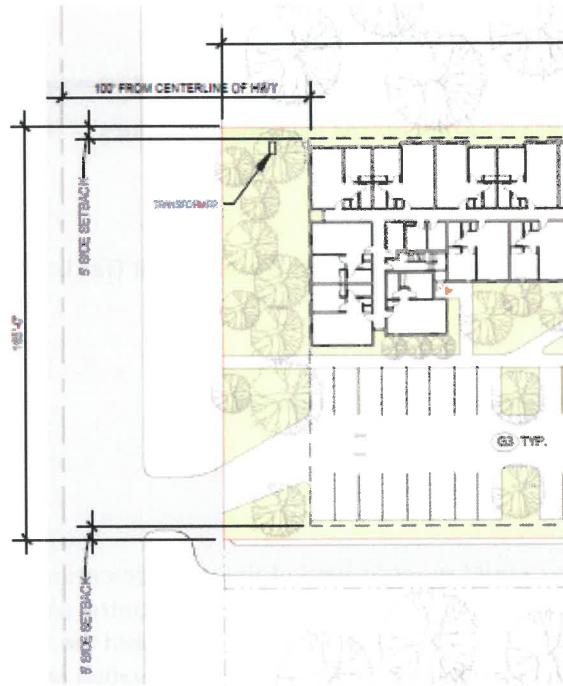
Please find attached a copy of access permit 30928. I'll try to give you a brief synopsis here of the requirements spelled out in the 2019 response and how they relate to the current access proposal(s). ODOT acquired access control along tax lots 500, 600 and 700 as part of the improvement project in the late 1980s. Access control restricts by deed the right of adjacent properties to cross the ODOT right of way to use the highway except at locations where a reservation of access was issued to specific properties and also in some cases for specific uses. What is unique to these tax lots is that there were two reservations (a 10 foot wide and 35 foot wide reservation tied together) given that would serve all three lots so as to allow for one larger approach to the highway. Permit 30928 was issued for a 32 foot wide approach for commercial use, however, only the 12 foot approach appears to have been built which now serves the home on lot 600. We have not found any evidence of access easements between these three lots. The existing approach appears to be located within the specified area covered in the reservations of access.

The previous site plan (snip included below) showed the new work as widening the existing approach at the ODOT right of way line from the southern edge of the existing approach to the northern edge of the new approach all while transitioning the existing approach for lot 600 into the throat of the rebuilt approach within the ODOT right of way. If this proposal is be able to be built and function, given the location by survey of property lines and throat depth from the highway, all that might be needed from us is an Existing Approach Upgrade permit. The newly widened and rebuilt approach would still be constructed within the reservation area and vehicles from tax lot 600 would not have to cross onto lot 500 to get to the highway. Lot 700 would also have no access, change off of ODOT right of way, to what exists today.

As for the latest proposal (also see snip below) ODOT does supports the layout but we do not believe we have the regulatory authority to force a change like this on the owners of lots 600 and 700. This proposal would have vehicles from lot 600 and 700 crossing onto 500 to be able to get to the highway. Access easements would need to be established between the three properties for everyone to have a legal means of access. The proposal also shows the existing approach being removed from the ODOT right of way and the new approach built roughly 45 feet to the north. This would require a new State Highway Approach application and potentially an Indenture of Access to have the reservations moved as well and deeds adjusted for all three properties.

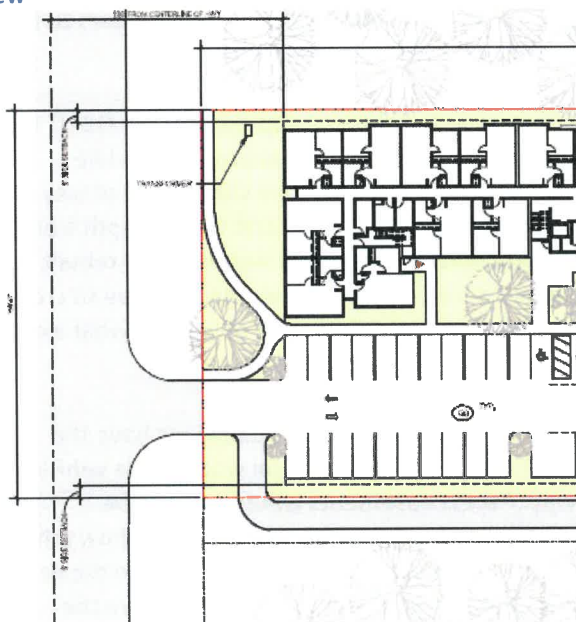
Please feel free to contact me if you have any questions. I can also arrange a conference call or virtual meeting with our access management staff if that would be helpful.

Previous



1 SITE PLAN
SCALE: 1" = 80'-0"

New



Have a great day,

Doug,

Douglas Baumgartner, P.E.
Region 2 Development Review Coordinator
Oregon Department of Transportation
455 Airport Rd SE, Bldg. B | Salem, OR 97301
Office: 503.986.5806 | Cell: 503.798.5793

➔ I am currently teleworking but I am still available by email and the phone numbers listed above.

From: Monica Anderson <manderson@mazzetti.com>

Sent: Sunday, March 14, 2021 2:50 PM

To: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.state.or.us>

Cc: John Hornberger <jhornberger@mazzetti.com>; David Horsley <dhorsley@daoarchitecture.com>; 'Aurelia Rohrbacker' <aurelia.nightingale@gmail.com>

Subject: Northwest Housing Alternatives - Florence Shore Pines Development (Tax Lot 500 of Map 18S-12W-1400)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Doug: On behalf of the design team, we are reaching out to further coordinate the proposed driveway access for the reference project with you. We have included a number of files for your reference:

- Schematic Design Site Plan showing the proposed location of the driveway from the ODOT ROW to the site, with adjustment of the access drive to Tax Lot 600 (NHA Shore Pines Site Plan Sheet A1.0)
- Tax Lot Data (Tax Lot Information Snip)
- The topographic survey for the property (210208-Florence NW Housing Survey)
- Meeting Notes we received from you from the City of Florence for the first pre-development meeting in 2019

At the recent pre-development meeting with the City of Florence, we understood that you would be willing to review the proposed driveway approach and provide more information about its viability relative to the existing ODOT approach permit and the need for a driveway upgrade permit rather than a new approach permit. At the 2019 predevelopment meeting you discussed options you outlined in your February 22, 2019 email to the City of Florence which would apply (attached as 190222-ODOT-AccessDriveLocatoinNotes). Can you review the proposed site plan and driveway location and provide further input relative to the requirements for permitting? Do the requirements outlined in 2019 still apply?

In your 2019 email you indicated you attached a copy of the Permit for the existing approach (Permit 30928), which the City did not forward to us. Can you forward a copy of the permit to us? We assume that once we have the permit in hand, we can determine the exact location of the existing approach permit relative to the property lines and proposed driveway location and further coordinate with you relative to the permitting requirements for the proposed driveway location.

We'll look forward to any initial comments you have about the driveway location, permitting options and limitations, and a copy of the prior permit. Please let me know if you have any questions.

Thank you,

Monica Anderson, PE

Principal, Senior Civil Engineer | Project Manager

MAZZETTI | **BHE**Group

121 SW Salmon Street, Ste. 1000, Portland, OR 97204

940 Willamette Street, Ste. 310, Eugene, OR 97401

P: 541.686.8478 D: 503.601.5980 D: 541.335.8744



The world around us is evolving... so is Mazzetti.

DeLayne (Corky) Brown

From: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.state.or.us>
Sent: Friday, April 2, 2021 1:58 PM
To: Monica Anderson
Cc: JONES April C; NELSON Brian S * Scott; John Hornberger; David Horsley; Aurelia Rohrbacker
Subject: RE: Northwest Housing Alternatives - Florence Shore Pines Development (Tax Lot 500 of Map 18S-12W-1400)
Categories: 205-073 NHA Florence Housing Development, Filed in TonicDM

Good afternoon Monica,

Our practice has been that as long as the centerline of the driveway is within ten feet of the centerline of the reservation then an Indenture is not necessary. In this case there are two reservations that are side by side and the rights of all three parcels are tied to each reservation so as to function as one. Do to this unique reservation arrangement we can allow the shared driveway to be built with its centerline anywhere from 10 feet to the south of the centerline of the southern reservation up to 10 feet north of the centerline of the northern reservation. Please let me know if you need further clarification or if there are any more documents such as right of way maps that you may need to help.

Have a great weekend!

Doug

Douglas Baumgartner, P.E.
Region 2 Development Review Coordinator
Oregon Department of Transportation
455 Airport Rd SE, Bldg. B | Salem, OR 97301
Office: 503.986.5806 | Cell: 503.798.5793

➔ I am currently teleworking but I am still available by email and the phone numbers listed above.

From: Monica Anderson <manderson@mazzetti.com>
Sent: Thursday, April 1, 2021 4:06 PM
To: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.state.or.us>
Cc: JONES April C <April.C.JONES@odot.state.or.us>; NELSON Brian S * Scott <Brian.S.NELSON@odot.state.or.us>; John Hornberger <jhornberger@mazzetti.com>; David Horsley <dhorsley@daoarchitecture.com>; Aurelia Rohrbacker <arohrbacker@daoarchitecture.com>
Subject: RE: Northwest Housing Alternatives - Florence Shore Pines Development (Tax Lot 500 of Map 18S-12W-1400)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hi Doug: During the pre-development meeting with the City of Florence, you discussed the driveway location relative to centerline. Our question is: Does the centerline of the driveway need to be within the reservation for access or does the entire driveway need to be within the reservation for access?

Thank you,

Monica Anderson, PE

Principal, Senior Civil Engineer | Project Manager

MAZZETTI | BHEGroup

P: 541.686.8478 D: 503.601.5980 D: 541.335.8744

[The world around us is evolving... so is Mazzetti.](#)

From: Monica Anderson

Sent: Monday, March 29, 2021 1:02 PM

To: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.state.or.us>

Cc: JONES April C <April.C.JONES@odot.state.or.us>; NELSON Brian S * Scott <Brian.S.NELSON@odot.state.or.us>

Subject: RE: Northwest Housing Alternatives - Florence Shore Pines Development (Tax Lot 500 of Map 18S-12W-1400)

Thank you Doug. Our team is reviewing the options for access, and we'll let you know how we are proceeding once a decision is made.

Thank you,

Monica Anderson, PE

Principal, Senior Civil Engineer | Project Manager

MAZZETTI | BHEGroup

P: 541.686.8478 D: 503.601.5980 D: 541.335.8744

[The world around us is evolving... so is Mazzetti.](#)

From: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.state.or.us>

Sent: Monday, March 29, 2021 9:10 AM

To: Monica Anderson <manderson@mazzetti.com>

Cc: JONES April C <April.C.JONES@odot.state.or.us>; NELSON Brian S * Scott <Brian.S.NELSON@odot.state.or.us>

Subject: RE: Northwest Housing Alternatives - Florence Shore Pines Development (Tax Lot 500 of Map 18S-12W-1400)

Good morning Monica,

It was quite common in the past to have access permits that did not have the exact mile point and especially for permits like this one that were issued as part of a large highway project where many permits were being issued at the same time. When determining whether an older permit is applicable to a specific property today I generally reference the mile point, right of way purchase file, right of way map and right of way file to be able to give my best determination. In this case the permit referenced the specific right of way file that was involved with these three parcels and included the stationing and width that was also recorded in the project plans.

Have a great day!

Doug

Douglas Baumgartner, P.E.

Region 2 Development Review Coordinator

Oregon Department of Transportation

455 Airport Rd SE, Bldg. B | Salem, OR 97301

Office: 503.986.5806 | Cell: 503.798.5793

➔ I am currently teleworking but I am still available by email and the phone numbers listed above.

From: Monica Anderson <manderson@mazzetti.com>

Sent: Wednesday, March 24, 2021 11:39 AM

To: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.state.or.us>

Cc: JONES April C <April.C.JONES@odot.state.or.us>; NELSON Brian S * Scott <Brian.S.NELSON@odot.state.or.us>

Subject: FW: Northwest Housing Alternatives - Florence Shore Pines Development (Tax Lot 500 of Map 18S-12W-1400)

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Hi Doug: Thank you for the information below. We will further coordinate with the team on the best direction for the project. I have a question related to the permit you attached for the driveway constructed for Tax Lot 600 relative to the milepost. The permit indicates Milepost 188.49. When I reviewed the ODOT Milepost mapping (snip attached), Milepost 188.49 appears to be located further south. Is this potentially an error on the permit?

Since you noted that the access is restricted by deed, we would assume there is a notation in the title report that would reference this and identify the extent of the access control which is located within the property for Tax Lot 500, the project site. We'll have the project surveyor review the title report and determine this.

Thank you,

Monica Anderson, PE

Principal, Senior Civil Engineer | Project Manager

MAZZETTI | BHEGroup

P: 541.686.8478 D: 503.601.5980 D: 541.335.8744

[The world around us is evolving... so is Mazzetti.](#)

From: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.state.or.us>

Sent: Tuesday, March 23, 2021 11:49 AM

To: Monica Anderson <manderson@mazzetti.com>

Cc: NELSON Brian S * Scott <Brian.S.NELSON@odot.state.or.us>; JONES April C <April.C.JONES@odot.state.or.us>

Subject: RE: Northwest Housing Alternatives - Florence Shore Pines Development (Tax Lot 500 of Map 18S-12W-1400)

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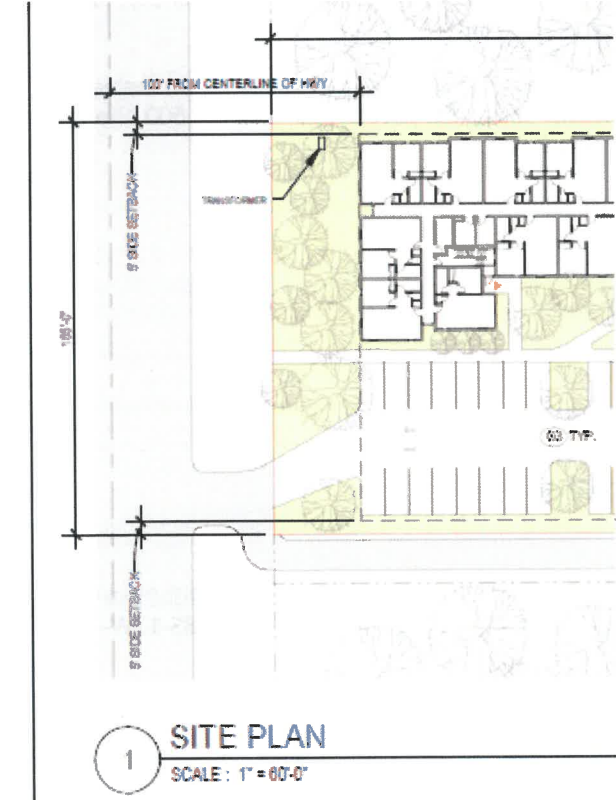
The previous site plan (snip included below) showed the new work as widening the existing approach at the ODOT right of way line from the southern edge of the existing approach to the northern edge of the new approach all while transitioning the existing approach for lot 600 into the throat of the rebuilt approach within the ODOT right of way. If this proposal is able to be built and function, given the location by survey of property lines and throat depth from the highway, all that might be needed from us is an Existing Approach Upgrade permit. The newly widened and rebuilt

approach would still be constructed within the reservation area and vehicles from tax lot 600 would not have to cross onto lot 500 to get to the highway. Lot 700 would also have no access, change off of ODOT right of way, to what exists today.

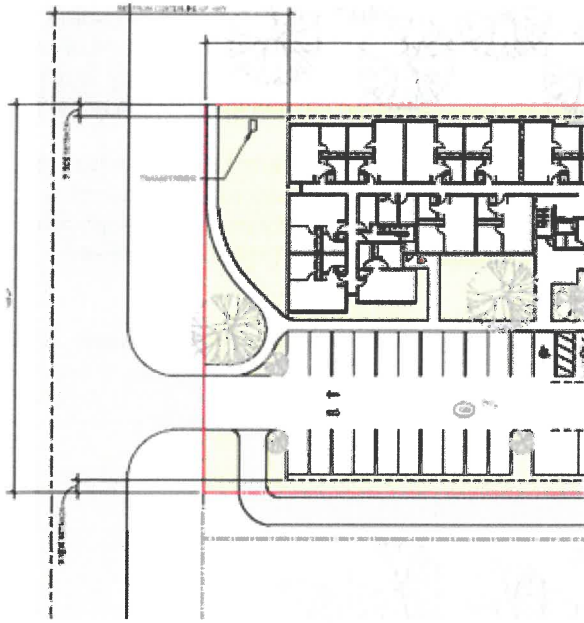
As for the latest proposal (also see snip below) ODOT does supports the layout but we do not believe we have the regulatory authority to force a change like this on the owners of lots 600 and 700. This proposal would have vehicles from lot 600 and 700 crossing onto 500 to be able to get to the highway. Access easements would need to be established between the three properties for everyone to have a legal means of access. The proposal also shows the existing approach being removed from the ODOT right of way and the new approach built roughly 45 feet to the north. This would require a new State Highway Approach application and potentially an Indenture of Access to have the reservations moved as well and deeds adjusted for all three properties.

Please feel free to contact me if you have any questions. I can also arrange a conference call or virtual meeting with our access management staff if that would be helpful.

Previous



New



Have a great day,

Doug,

Douglas Baumgartner, P.E.
 Region 2 Development Review Coordinator
 Oregon Department of Transportation
 455 Airport Rd SE, Bldg. B | Salem, OR 97301
 Office: 503.986.5806 | Cell: 503.798.5793

➔ I am currently teleworking but I am still available by email and the phone numbers listed above.

From: Monica Anderson <manderson@mazzetti.com>
Sent: Sunday, March 14, 2021 2:50 PM
To: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.state.or.us>
Cc: John Hornberger <jhornberger@mazzetti.com>; David Horsley <dhorsley@daoarchitecture.com>; 'Aurelia Rohrbacker' <aurelia.nightingale@gmail.com>
Subject: Northwest Housing Alternatives - Florence Shore Pines Development (Tax Lot 500 of Map 18S-12W-1400)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Doug: On behalf of the design team, we are reaching out to further coordinate the proposed driveway access for the reference project with you. We have included a number of files for your reference:

- Schematic Design Site Plan showing the proposed location of the driveway from the ODOT ROW to the site, with adjustment of the access drive to Tax Lot 600 (NHA Shore Pines Site Plan Sheet A1.0)
- Tax Lot Data (Tax Lot Information Snip)
- The topographic survey for the property (210208-Florence NW Housing Survey)
- Meeting Notes we received from you from the City of Florence for the first pre-development meeting in 2019

At the recent pre-development meeting with the City of Florence, we understood that you would be willing to review the proposed driveway approach and provide more information about its viability relative to the existing ODOT approach

permit and the need for a driveway upgrade permit rather than a new approach permit. At the 2019 predevelopment meeting you discussed options you outlined in your February 22, 2019 email to the City of Florence which would apply (attached as 190222-ODOT-AccessDriveLocatoinNotes). Can you review the proposed site plan and driveway location and provide further input relative to the requirements for permitting? Do the requirements outlined in 2019 still apply?

In your 2019 email you indicated you attached a copy of the Permit for the existing approach (Permit 30928), which the City did not forward to us. Can you forward a copy of the permit to us? We assume that once we have the permit in hand, we can determine the exact location of the existing approach permit relative to the property lines and proposed driveway location and further coordinate with you relative to the permitting requirements for the proposed driveway location.

We'll look forward to any initial comments you have about the driveway location, permitting options and limitations, and a copy of the prior permit. Please let me know if you have any questions.

Thank you,

Monica Anderson, PE

Principal, Senior Civil Engineer | Project Manager

MAZZETTI | BHEGroup

121 SW Salmon Street, Ste. 1000, Portland, OR 97204

940 Willamette Street, Ste. 310, Eugene, OR 97401

P: 541.686.8478 D: 503.601.5980 D: 541.335.8744



[The world around us is evolving... so is Mazzetti.](#)

RETURN TO
OREGON STATE HIGHWAY DIVISION
RIGHT OF WAY SECTION
STATE HIGHWAY BLDG. ROOM 119
SALEM, OREGON 97310

8518983

Highway Division
File 53521
F-2-3(10) 9B-19-22

ORIGINAL

CORRECTION WARRANTY DEED

56-104435
ELT-4000

KNOW ALL MEN BY THESE PRESENTS, That LeROY H. KLEMM and CHRISTINE J. KLEMM, husband and wife, Grantors, for the consideration of the sum of Four Thousand Five Hundred and No/100 DOLLARS (\$4,500.00) heretofore received, do hereby convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantee, the following described property, to wit:

2949A001 05/30/85 ELT 8.00
0006

A parcel of land lying in the SW1/4 of Section 14, Township 18 South, Range 12 West, W.M., Lane County, Oregon and being a portion of that property described in that deed to LeRoy H. and Christine J. Klemm, recorded on Reel 594R, Instrument No. 728189 of Lane County Official Records; the said parcel being that portion of said property included in a strip of land 60 feet in width, lying on the Easterly side of the center line of the Oregon Coast Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 155+00, said station being 973.54 feet South and 2050.81 feet West of the North quarter corner of Section 14, Township 18 South, Range 12 West, W.M.; thence South 2° 01' 38" West 3544.21 feet; thence South 2° 01' 20" West 455.79 feet to Engineer's center line Station 195+00.

Bearings are based upon the Oregon Co-ordinate System, North Zone.

The parcel of land to which this description applies contains 7,500 square feet, more or less, outside of the existing right of way.

TOGETHER WITH all abutter's rights of access between the right of way of the public way identified as the relocated Oregon Coast Highway and all of Grantors' remaining real property, EXCEPT, however,

Reserving for the service of Grantors' remaining property, access rights to and from said remaining property to the abutting highway right of way at the following place and in the following width:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
192+60	Easterly	35 feet	Unrestricted

It is specifically understood that the right of access opposite Highway Engineer's Station 192+70 is to be used and enjoyed in common with the adjoining property owners on the South. (File 53522)

3-6-85

8518983

Highway Division
File 53521
F-2-3(10) 9B-19-22

And Grantors do hereby covenant to and with Grantee, its successors and assigns, that they are the owners in fee simple of said property which is free from all encumbrances and will warrant and defend the same from all lawful claims whatsoever.

This deed is executed as a deed of correction for the purpose of adding access language which was omitted in that certain deed executed by Grantor herein to Grantee herein, dated July 3, 1984, recorded December 10, 1984, on Reel 1327R, Instrument No. 8446686, Official Records of Lane County, Oregon.

Dated this 13 day of May, 1985.

X LeRoy H. Klemm
LeRoy H. Klemm

X Christine J. Klemm
Christine J. Klemm

The foregoing instrument was acknowledged before me this 13th day of May, 1985, by LeRoy H. Klemm and Christine J. Klemm.

Betty Jean Summers
Notary Public for Oregon
My Commission expires 2/26/89

Betty Jean Summers
BETTY JEAN SUMMERS
NOTARY PUBLIC-OREGON
My Commission Expires 2/26/89

State of Oregon,
County of Lane---

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

30 MAY 85 13: 33

Reel **1351R**

Lane County OFFICIAL Records.
Lane County Clerk

By: SK
Deputy

C 30-53

3-6-85
Page 2 - Correction Warranty Deed
np/clw

8518983

U.S. HIGHWAY 101

TAX LOT 500

KC DEVELOPMENT
ESTABLISHMENT
OF 35-FOOT
RESERVATION

35.0'
ACCESS- STA 192+60
8518983

8.72'

GRAVEL DRIVEWAY
TAX LOT 600

FOUND 5/8" REBAR WITH
YELLOW PLASTIC CAP
FOUND 5/8" REBAR WITH
YELLOW PLASTIC CAP

TAX LOT 700



VICINITY MAP

NO SCALE

PROJECT LOCATION

HIGHWAY 101 AT 40TH ST.
FLORENCE, OREGON 97439
LATITUDE= 44.0006°
LONGITUDE= -124.0999°

PROPERTY/SITE DESCRIPTION

TAX LOT 500 (LANE COUNTY TAX
MAP 18121433), LOCATED IN S.W.
1/4, SEC.14, T.18S, R.12W, W.M.,
LANE COUNTY, OREGON

TOTAL SITE AREA = 2.46 ACRES
(106,981 sq.ft.)



SHORE PINES HOUSING PROJECT

715 N. 1ST AVENUE, SUITE 200
FLORISSANT, MO 63031
NORTHWEST HOUSING
ARCHITECTS, INC.
218 N. MAIN STREET
ST. LOUIS, MO 63102
www.nwhousing.com

DAO ARCHITECTURE LLC
310 SW 11TH AVENUE, SUITE 510
PORTLAND, OR 97204
503.383.3539
www.daoarchitect.com

MAZZETTI ENGINEERING
Professional Engineer
Civil Engineering
1000 N. 1ST AVENUE, SUITE 200
FLORISSANT, MO 63031
www.mazzettieng.com

ODOT
REVIEW SET
THIS SET IS
NOT FOR
CONSTRUCTION
05-04-21

ODOT PERMIT DRAWINGS
2005

05.05.2021

1" = 50'-0"

DETAILED SITE PLAN

C2.0

