



# Oregon

Tina Kotek, Governor

**Department of Transportation**

**ODOT District 5**

2080 Laura Street

Springfield, OR 97477

(541) 744-8080

Fax: (541) 726-2509

April.C.JONES@odot.state.or.us

File Code: PMT 4-02

June 02, 2023

Leturno Marcus  
L&B Development, LLC and Duman, Inc.  
P.O. Box 2740  
Florence, OR 97439

**Subject:** ***Application for State Highway Approach Received***  
Highway Number 062, (Florence-Eugene),  
at Mile Point .46  
Application Number 93830

Dear Leturno Marcus:

The Oregon Department of Transportation (ODOT) looks forward to working with you on your *Application for State Highway Approach*. We received the documents you submitted on 5/31/2023.

We are currently reviewing your application. In accordance with Oregon Administrative Rule (OAR) 734-051-3040(2), we will notify you within thirty (30) days of the received date whether your application contains all of the information ODOT needs to evaluate your proposed highway approach.

Please contact me at (541) 744-8080 with any questions or concerns you may have about your application.

Sincerely,

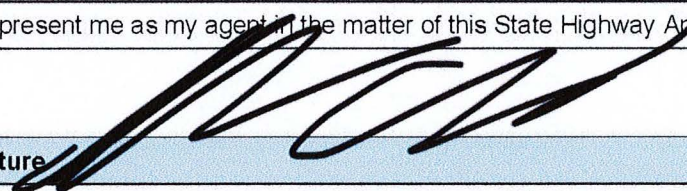
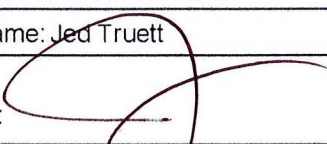


April Jones, Permit Specialist  
ODOT District 5, Maintenance Office



Oregon Department of Transportation  
Application Form for State Highway Approach

Date Received

Applicant Information			
Last Name: Marcus		First Name: Leturno	
Company Name (if applicable): L&B Development, LLC and Duman, Inc.			
Street Address: PO BOX 2740			
City: FLORENCE	State: OR	ZIP: 97439	County: Lane
Mailing Address:			<input checked="" type="checkbox"/> Check if the same
City:	State:	ZIP:	County:
Phone:	Cell:	FAX:	
Email:			
Location of Proposed Approach			
<input type="checkbox"/> Check if the same as the street address above			
Street Address (if established): 5439 HWY 126			
City: FLORENCE	State: OR	ZIP: 97439-9226	County: Lane
Highway Name: HWY 126		Route:	Milepoint:
Side of Highway: <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West			
Type of Approach			
<input checked="" type="checkbox"/> New approach <input type="checkbox"/> Change of Use <input type="checkbox"/> Temporary <input type="checkbox"/> Special Use <input type="checkbox"/> Grandfathered			
Property Owner Information			
Is the applicant the owner of the subject property? <input type="checkbox"/> YES <input type="checkbox"/> NO; if YES skip to Applicant Signature.			
Authorization of Designated Agent			
I/We	Marcus Leturno		<i>printed owner(s) name</i>
authorize	Jed Truett, Metro Planning Inc.		<i>printed applicant name</i>
to represent me as my agent in the matter of this State Highway Approach Permit Application.			
Signature(s) 			Date: 5/30/2023
Applicant Signature			
<i>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.</i>			
Printed name: Jed Truett			
Signature: 			Date: 5/31/2023

Property Use to be Served by Proposed Approach							
Describe the <u>existing</u> land use on the subject property: Vacant, undeveloped							
Describe the <u>proposed</u> land use on the subject property: Residential, construction of (10) housing units							
County Assessor Map Numbers							
Fill in the township, range, section, and tax lot numbers. Attach a copy of the current assessor map(s).							
Township	Range	Section	Tax Lot	Township	Range	Section	Tax Lot
18	12	26	2300				
Property Owner Information							
Last Name: Marcus				First Name: Leturno			
Company Name (if applicable): L&B Development LLC and Duman, Inc.							
Street Address: PO Box 2740							
City: Florence		State: OR		ZIP: 97439		County: Lane	
Mailing Address:						<input checked="" type="checkbox"/> Check if the same	
City:		State:		ZIP:		County:	
Phone:			Cell:			FAX:	
Email:							
Are there co-owners of the property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO; if YES attach the same details above in a separate document.							
Trip Generation							
Existing Average Daily Trips:				Proposed Average Daily Trips:			
0 _____ Total of all vehicles entering/exiting property				<90 _____ Total of all vehicles entering/exiting property			
0 _____ Total of all vehicles ≥ 26,000 GWV				0 _____ Total of all vehicles ≥ 26,000 GWV			
Site Plan							
A site plan is a required attachment to the <i>Application Form for State Highway Approach</i> (see instructions Attachment A). Site plan attached? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							

ODOT Use Only			
Deviation requested? <input type="checkbox"/> YES <input type="checkbox"/> NO; if YES indicate the type of deviation(s) requested:			
<input type="checkbox"/> Access Spacing	<input type="checkbox"/> Channelization	<input checked="" type="checkbox"/> Sight Distance	
Traffic Impact Analysis required?	<input type="checkbox"/> YES <input type="checkbox"/> NO	Neighbor Notification required?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Traffic Impact Analysis waived?	<input type="checkbox"/> YES <input type="checkbox"/> NO	Neighbor Notification complete?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Waived by:	Date:		

**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): C - Commercial Proposed designation(s): C - Commercial  
 Current zone(s): C - COMMERCIAL DISTRICT Proposed zone(s): C - COMMERCIAL DISTRICT

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 **But not for this layout or access point**

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: AR 22 15 SUB 03 - Siuslaw Bay View  Assigned Planner: Wendy FarleyCampbell

The attached Site Plan is  Approved or  Under Review for the use/activity to be served. **Has not been provided**

A Traffic Impact Analysis  has been requested or  is under review for the use/activity to be served. **Not provided**

**Local Planning Official Certification**  Municipal Authority  County Authority

Name: Wendy FarleyCampbell Title: Community Development Director

Mailing Address: 250 Highway 101

City: Florence State: OR ZIP: 97439

Phone: 541-997-8237 Cell: FAX:

Email: wendy.farleycampbell@ci.florence.or.us

Signature: **Wendy Farley Campbell**  Digitally signed by Wendy Farley Campbell  
 Date: 2023.05.22 16:29:54 -07'00' Date: 5/23/23

# SITE PLAN

## FOR LETURNO-HWY 126

NE 1/4 SW 1/4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.

LANE COUNTY, OREGON

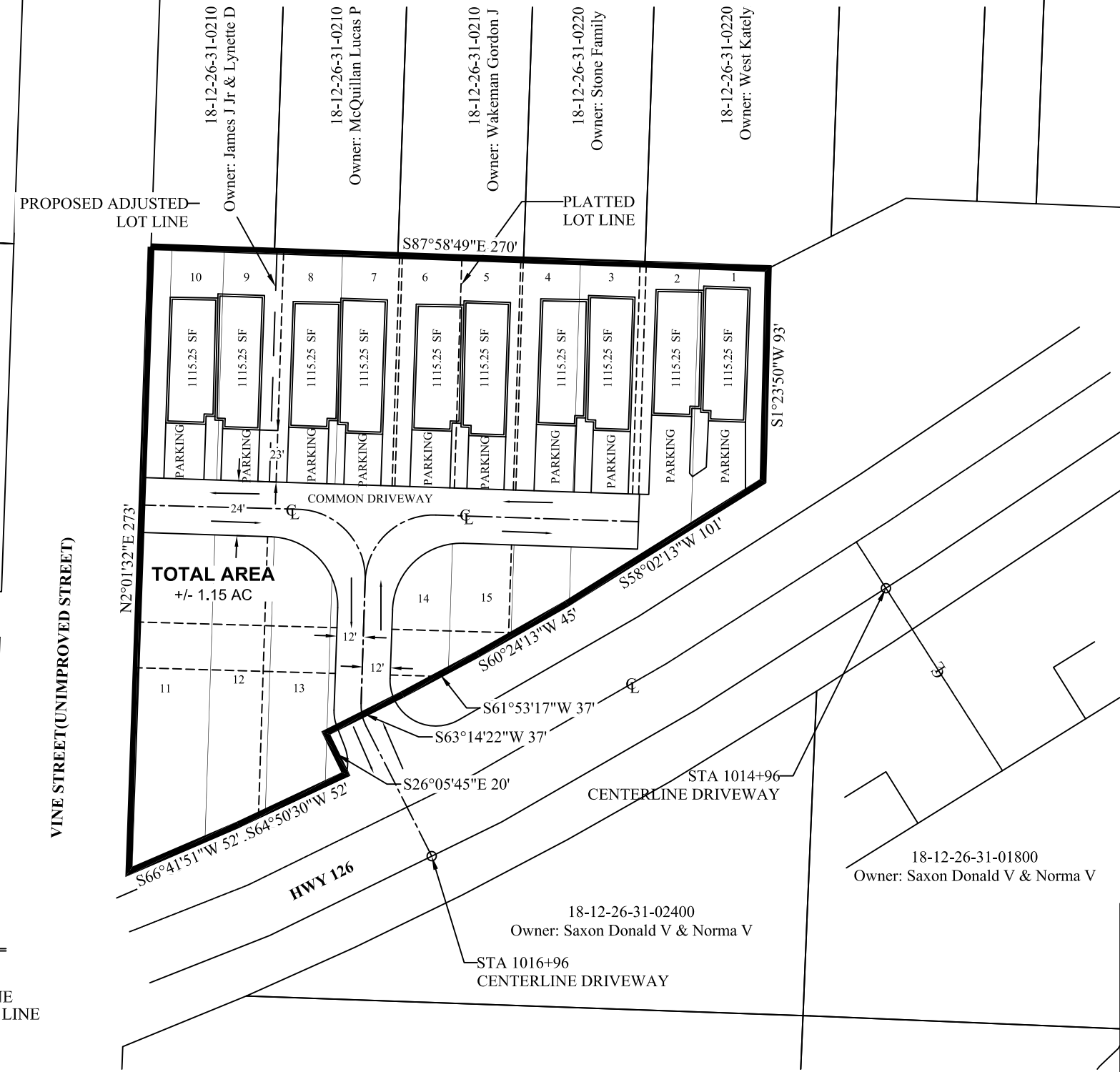
DATE PREPARED: APRIL 17, 2023



SUBJECT  
PROPERTY

VICINITY MAP

SCALE 1" = 60'



**TOTAL AREA**  
+/- 1.15 AC

**LEGEND**

Ex.	BOUNDARY LINE
P.	ADJACENT LOT LINE
⊕	CENTER LINE

ASSESSORS MAP/LOT: 18-12-26-31-02300

Revised By: GTX

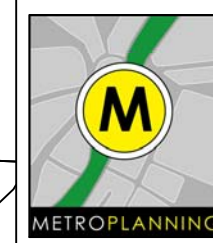
**SITE ADDRESS:**  
5439 HWY 126  
FLORENCE, OR 9439-9226

**OWNER:**  
L & B DEVELOPMENT LLC  
PO BOX 2740  
FLORENCE, OR 97439

**APPLICANT:**  
L & B DEVELOPMENT LLC  
PO BOX 2740  
FLORENCE, OR 97439

**OWNER/APPLICANT REPRESENTATIVE**  
METRO PLANNING, INC.  
846 A STREET  
SPRINGFIELD, OREGON 97477  
541-302-9830

**ZONING:**  
C - COMMERCIAL



**METRO PLANNING, INC**  
846 A STREET  
SPRINGFIELD, OR. 97477  
541-302-9830  
JOB NO. 23-022