



City of Florence
Community Development Department
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Florence, OR 97439
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Type of Request

THIS SECTION FOR OFFICE USE ONLY

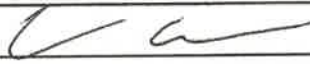
Type I Type II Type III Type IV

Proposal: _____

Applicant Information

Name: Chris Leturno Phone 1: 541-556-4913
E-mail Address: chris@superiorec.net Phone 2: Metro 302-9830
Address: 1355 Oak Street, Ste. 200, Eugene, OR 97401
Signature: _____ Date: _____
Applicant's Representative (if any): Jed Truett/Metro Planning, Inc. See attached.

Property Owner Information

Name: A&D Bay Street, LLC/Chris Leturno Phone 1: 541-556-4913
E-mail Address: chris@superiorec.net Phone 2: Metro 302-9830
Address: 1355 Oak Street, Ste. 200, Eugene, OR 97401
Signature:  Date: 7-22-24
Applicant's Representative (if any): Jed Truett/Metro Planning, Inc. See attached.

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:

Received	Approved	Exhibit





846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

APPLICATION FOR:
A COMP PLAN ESTUARY MU (OVERLAY) DIAGRAM AMENDMENT
from DEVELOPMENT ESTURARY F to
SHORELAND RESIDENTIAL DEVELOPMENT 3
AND
A ZONING DIAGRAM AMENDMENT from DEVELOPMENT
ESTURARY (DE) to OLD TOWN A (Old Town A)
AND
A ZONING TEXT AMENDMENT TO THE OLD TOWN A ZONE
FOR A PORTION OF TWO PARCELS TALLING 1.6 ACRES
ALONG BAY STREET

July 23, 2024

I. DETAILS:

Applicant: Chris Leturno on behalf of A & D Bay Street LLC. 1355 Oak St. Ste. 200, Eugene, Oregon 97401.

Owner: A & D Bay Street LLC., 1355 Oak St. Ste. 200, Eugene, Oregon 97401.

Agent: Jed Truett, AICP, Metro Planning, Inc., 846 A Street, Spfld, OR 97477.

Map/TL: 18-12-34-12, TLs 8000 and 8100. Exhibit H.

Site Address: 1150 Bay Street (TL 8000); vacant (TL 8100). Exhibit I.

Current Zoning: Old Town Area A (Old Town A) and Development Estuary (DE). Exhibits C and E.

Current CP Des: Downtown. Exhibit D.

Current OL Des: Estuary Development F/Shoreland Residential Development 3. Exhibits C and D.

Size: .90 acre; .70 acre (Tract 1.6 acres +/-). Exhibits H and I.

Services:
Fire: Florence Fire
Police: City of Florence
Water/Sewer: City of Florence
Schools: Florence
Access: Bay Street
Exhibit I.

Legal Lot: Platted. Ex L.

Annex: Yes.
Pre-App meeting: Yes. January 31, 2023.

II. EXHIBITS

<p>A: Proposed new Boundary</p> <p>B: Vicinity</p> <p>C: Compilation Diagrams</p> <ul style="list-style-type: none"> ○ Des/MU/Zoning compilation ○ MU over aerial and tax lots <p>D: Comprehensive Plan diagrams</p> <ul style="list-style-type: none"> ○ General Diagram ○ Map 17-1 <p>E: Zoning diagrams</p> <ul style="list-style-type: none"> ○ Zoning map ○ Zoning over aerial 	<p>F: Aerial photo</p> <p>G: Natural Resource</p> <p>H: A&T map</p> <p>I: RLID Printouts</p> <p>J: Deed</p> <p>K: PDC</p> <p>L: Plat (Florence)</p> <p>M: Bay Bridge Marina Info</p> <p>N: Photos of Site</p>

III. PROPOSAL

1. Coastal Resources Overlay (Comprehensive Plan) map correction/amendment of the Estuarine overlay boundary to adjust the boundary so that it coincides with dry land consistent with Comprehensive Plan policies and implementation, and
2. Zoning map correction/amendment of the DE boundary to adjust the boundary so that it coincides with Comprehensive Plan amendment.
3. Zoning ordinance text amendment to the Area A zoning district, (or Zoning map amendment from Area A to Area B.)

IV. FACTS/BACKGROUND:

The subject property consists of two tax lots, with TL 8000 being .90 acre and TL 8100 being .70 acre. TL 8000 is developed with an old restaurant, currently vacant. TL 8100 is undeveloped and used for parking. There is an existing seawall. The client wishes to develop the properties with mixed uses, including apartments, condominiums and/or a hotel. Residential uses in the Area A zone are restricted, which has limited and undermined redevelopment of the property and the structure on the property. Preservation of the structure is desired, but current zoning limitations have failed to open a feasible path forward to revitalization and use.

Correction of what appears to be an Estuarine mapping error (or perhaps an inconsistent application of that district) and a minor text amendment to the Area A zoning district would allow for broader development options, allowing the applicant to develop the tract in a way that is beneficial to the property owner, the downtown area and the community as a whole.

Planning Documents:

As relevant to this request, the subject property is governed by four planning documents: the City of Florence Comprehensive Plan, Estuary Management Units Comp Plan Overlay, the Downtown Refinement Plan, and the City's zoning ordinance.

Comp Plan: The property is designated in the 2020 Florence Comprehensive Plan as "Downtown." This designation applies to the entirety of each property, stretching to the bank of the Siuslaw River. Exhibit D. The designation is implemented by the existing MU plan designations and the existing zoning. This designation also implements the proposed MU designation and zoning. As such, no Comprehensive Plan map amendment is required. Property to the east and to the west are also designated "Downtown."

Comprehensive Plan Overlay (Coastal MUs): The City is required to comply with Goal 16 and Goal 17. Comprehensive Plan Map 17-1: Estuary & Coastal Shorelands Management Units identifies the shoreland MUs on the property. Exhibit D. The river side portion of the property is designated "Development Estuary; Area F" MU; the street side portion of the property is designated "Shoreland Residential Development/Area 3" MU. These units overlap the "Downtown" designation. Based on the language of Chapter 16 of the City's Comprehensive Plan, and how the Estuary Management Units were applied elsewhere, it does not appear that the "Development Estuary, Estuary Management Unit" designation was intended for dry land. When the unit is overlay on an aerial, it shows that the unit was applied to water and tends to follow the boundaries of dryland tax lots. Exhibit C, F and D.

Downtown Refinement Plan: The property is also governed by the Downtown Refinement Plan. The property is designated "Old Town" in the Downtown Refinement Plan. The exact boundary of this area is difficult to identify, but it appears that the entire property is designated OldTown. This document relates more to design than to allowed uses.

Zoning: The property is split zoned Mixed Use Old Town Area A (hereafter, OTA) and Development Estuary (Hereafter, DE). The application proposes changing the for the entire

property to OT-A. As such, a Zoning Map Amendment is needed. Properties to the east and west are zoned OT-A. In addition, a zoning text amendment is requested.

The “Downtown” Designation can be implemented by multiple MUs, the Old Town Refinement designation and multiple zoning districts.

V. ZONE CHANGE APPROVAL CRITERIA

The proposed zone change shall be processed consistent with FCC 10-1-1-6-4 and FCC 10-1-3. Beyond the provisions cited, there do not appear to be any zone change approval criteria.

The property is currently split zoned Old Town A and Estuary Development (ED). The exact boundary between the districts is difficult to determine. However, best guess, is that the north 100 feet of the property is Old Town A and the remaining south portion is ED.

The Old Town A zoning district implements “Downtown” Comprehensive Plan Designation and the Shoreland Mixed Development Area 4 MU and Shoreland Residential Development Area 3 MU.

The ED zoning district implements the Estuary Development Area F MU.

A zone change from ED to Old Town A (or B) will be necessary to implement the revised boundary of the Estuary Development MU discussed below. Once that MU boundary is revised as part of this application, the ED zoning district is no longer proper. Such inconsistencies are not allowed by state law.

Whether the proposal requires a zone change to Old Town A or Old Town B depends on the best path forward to achieve Comprehensive Plan policies. The subject property is designated Shoreland Residential Development MU, not Mixed Development MU. Exhibit D. This is out of character for Old Town, as most of the Old Town properties received a Mixed Development MU overlay. This seems to indicate that the council anticipated a wide range of unincumbered **residential** uses on these limited properties, which would be consistent with the policy statements in Chapter 17, as discussed below. As currently written the Old Town A zone does not implement this vision. It lumps the subject property in with other general mixed use development designated for mixed use under the MU designation. There are two options to correct this issue:

1. A text amendment to the Old Town A zoning district language to recognize and give weight to the Residential MU, or
2. A rezoning from Old Town A to Old Town B, to recognize and give weight to the Residential MU

The applicant believes the text amendment is the simpler approach. The applicant proposes to amend the language of FCC 10-17A-2-A to add the following as a permitted use¹:

Residential: multi-unit, single unit attached, duplexes, tri-plex, four-plex where the subject property is designated Shorelands Residential Development Management Unit.

Based on Map 17-1, this type of development would only be allowed on a very limited number of parcels already within the Residential Development MU. Further, it would make the existing uses to the west conforming rather than nonconforming. As discussed below, the change is supported by the Shorelands Residential MU overlay.

The above addition would require modification to the “prohibited uses” language, as follows:

Residential, single unit (unless part of mixed uses uses *or unless designated Shorelands Residential Development MU* as listed in permitted or conditional uses)

Residential: multi-unit, single unit attached, duplexes, tri-plexes, four-plexes (unless part of mixed use development *or unless designated Shorelands Residential Development MU* as listed in permitted or conditional uses)

VI. PLAN MAP AMENDMENT CRITERIA

Any amendment to the adopted Comprehensive Plan, including the adopted overlay districts, must remain consistent with the Comprehensive Plan and Statewide Planning Goals. Theoretically, because the Comprehensive Plan has been acknowledged by LDCD, any

¹ Alternate language, if needed: *Residential: multi-unit, single unit attached, duplexes, tri-plex, four-plex where the subject property is within 230 feet [to be better defined] of property zoned Residential.*

amendment that is consistent with the Comprehensive Plan is also consistent with the Statewide Planning Goals. Because the Florence Comprehensive Plan follows the structure of the Statewide Planning Goals, the Plan policies and Goals are addressed together here.

The purpose of the plan amendment is to adjust the boundary of the Development Estuary MU to coincide with the water line and tax lot boundary. Such an adjustment is consistent with how the boundary was applied to other tracts in the area. Based on Findings in Chapter 16 and 17 of the Comprehensive Plan, this area is better designated the Shoreland Residential Development MU #3.

The Shoreland Residential Development MU #3 properly implements the Comprehensive Plan designation of “Downtown” and the “Old Town” Refinement Plan designation. As such, no other plan amendments are needed.

GOAL 1/CHAPTER 1

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The City of Florence has a citizen involvement program that is acknowledged by the State as in compliance with Goal 1. Citizens are provided the opportunity to be involved in all phases of the planning process. The proposal does not include any changes to the City's citizen involvement program. Requirements under Goal 1 are met by adherence to the City's provisions for citizen involvement as implemented by the Florence Development Code. This application complies with the noticing requirements including the required pre-application neighborhood/applicant meeting.

GOAL 2/LAND USE

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for those decisions and actions.

Goal 2 requires local plans and regulatory measures to be consistent with statewide goals and land use decisions to be supported by an adequate factual basis. Goal 2 also requires that comprehensive plan amendments be adopted after a public hearing by the governing body that provides citizens an opportunity to comment on the proposed amendment. Florence's land use code implements Goal 2 by providing state-acknowledged procedures and criteria governing land use decisions. This application complies with the requirements of Eugene's land use code and thus complies with Goal 2.

In accordance with FCC, the requested amendment qualifies as a Type IV amendment. This amendment only requires approval by the City of Florence. The subject property is in the Florence City limits and there are no regional impacts associated with the request to amend the Plan land use designation.

Policy 1: Designation and location of land uses shall be made based on an analysis of documented need for land uses of various types, physical suitability of the lands for the uses proposed, adequacy of existing or planned public facilities and the existing or planned transportation network to serve the proposed land use, and potential impacts on environmental, economic, social and energy factors.

Policy 3: The quality of residential, commercial and industrial areas within the City shall be assured through the enforcement of City zoning, design review, applicable conditions of development approval, parking and sign ordinances, and the enforcement of building, fire, plumbing and electrical codes.

Policy 4: landowner requests for Plan amendments shall meet the following criteria in order for action to be initiated: a. b. c. Be based on new information that was either unavailable or overlooked at the time of Comprehensive Plan adoption; Include any changes necessary to maintain consistency with City, County, and regional goals, objectives, and functional plans; and Be of such a nature that action is required prior to the next scheduled major revision of the Plan.

GOAL 2/RESIDENTIAL

CP Residential: To create residential living environments that satisfy a wide variety of local and regional population needs and desires and add long-term community value.

Policy 7: Residential development shall be discouraged in areas where such development would constitute a threat to the public health and welfare, or create excessive public expense. The City continues to support mixed use development when care is taken such that residential living areas are located, to the greatest extent possible, away from areas subject to high concentrations of vehicular traffic, noise, odors, glare, or natural hazards.

Policy 8: Existing residential uses in residential zoning districts and proposed residential areas shall be protected from encroachment of land uses with

characteristics that are distinctly in compatible with a residential environment. Existing residential uses in commercial and industrial zones shall be given the maximum practicable protection within the overall purposes and standards of those districts.

Policy 9: The use of upper levels of commercial structures for residential living shall be encouraged where such a mix will add to the overall vitality of the immediate area.

The proposal does not impact the residential land supply, other than to provide broader mixed use opportunities.

GOAL 2/COMMERCIAL

To utilize appropriately designated land for the development of commercial businesses and establishments in a manner that provides for the needs and desires of the Florence resident, tourist, and regional marketplace while enhancing the attractive nature of this coastal community.

The proposal does not impact the commercial land supply, other than to provide broader mixed use opportunities.

GOAL 2/INDUSTRIAL

To develop industrially planned and zoned lands within the Florence area for suitable research and development, manufacturing, processing, assembly, storage and distribution, construction and development-related uses, and airport-related uses.

The proposal does not impact the industrial land supply.

GOAL 2/DOWNTOWN:

The Downtown Planning Area is shown on the Comprehensive Plan Map as the Downtown Plan designation. The policies guiding development of this area are described in this section, in the section titled, Downtown under "Other Plan Designations," and in the Downtown Implementation Plan, adopted into Appendix 2 of this Comprehensive Plan.

The goal of the Downtown Implementation Plan is “to revitalize the downtown area as the primary cultural, tourist, commercial and community core to serve all of Florence’s citizens and visitors.”

Specific policies regarding land use and transportation for each subarea are contained in the Florence Downtown Implementation Plan, September 1999 which was officially incorporated into this Comprehensive Plan as the detailed plan for the Downtown area.

The property is designated Downtown, which is an “other plan designation.”

The Downtown Implementation Plan divides the downtown into several subareas determined by their specific characteristics and provides direction for activities necessary in each subarea in order that the overall Plan goal and objectives can be accomplished. Those subareas are

- 1. Commercial Transition Area*
- 2. Highways 101/126/Quince/Spruce intersections/Highway 126 Gateway*
- 3. 9th Street/Kingwood Neighborhood*
- 4. The Downtown Green/Mainstreet Events Center District*
- 5. Siuslaw Bridge Gateway*
- 6. Old Town*

Specific policies regarding land use and transportation for each subarea are contained in the Florence Downtown Implementation Plan, September 1999 which was officially incorporated into this Comprehensive Plan as the detailed plan for the Downtown area.

The subject property is in Old Town. The Downtown Implementation Plan is addressed below.

GOAL 3/AGRICULTURAL LANDS

The amendment is for property in the Florence urban growth boundary and does not affect any land designated for agricultural use. Goal 3 is not applicable.

GOAL 4/FOREST LANDS

The amendment is for property in the Florence urban growth boundary and does not affect any land designated for forest use. Goal 4 is not applicable.

GOAL 5/CHAPTER 5 OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

To protect natural resources and conserve scenic and historic areas and open spaces.

The property does not contain any inventoried Statewide Goal 5 resources that are not otherwise governed by Chapters 16, 17, 18 and 19. There are no known significant natural assets or historic resources on the property. The amendment does not propose a change to the City's list of Goal 5 resources or propose a change to any regulatory measures related to Goal 5. The proposed request will not allow new uses that could be in conflict with a significant Goal 5 resource site because not such sites exist on-site. Goal 5 is not applicable.

GOAL 6/CHAPTER 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water, and land resources of the state.

RESPONSE. The City of Florence has existing programs and regulations in place to maintain and improve the quality of the air, water and land resources. The City's Public Works Department coordinates the City's compliance with applicable federal and state environmental quality statutes and manage multiple programs to maintain compliance with Goal 6 including Water Resources Programs, such as implementing the City's National Pollutant Discharge Elimination System (NPDES) stormwater discharge permit, and the Wastewater & Stormwater (sewer & drainage) Programs. This Plan amendment will encourage development of existing mixed use zoned land. All new development must comply with applicable local, state and federal air and water quality standards. The proposed Plan amendment does not alter the City's acknowledged compliance with Goal 6.

GOAL 7/CHAPTER 7. DEVELOPMENT HAZARDS AND CONSTRAINTS

To protect people and property from natural hazards.

The Plan and the City's Land Use Code are acknowledged to be in compliance with all applicable statewide land use goals, including Goal 7. Florence has existing programs, policies, zoning overlays, and development standards to regulate development in areas subject to natural disasters and hazards. The proposed Plan amendment does not affect any City regulations or alter mitigation requirements for any properties in areas subject to natural disasters and hazards. Goal 7 is not applicable.

GOAL 8/CHAPTER 8. PARKS, RECREATION AND OPEN SPACE

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

The City of Florence evaluated projected population growth, changes in community demographics, and the recreational needs of citizens and visitors. In compliance with Goal 8, the Plan Diagram designates areas needed for Parks and Open Space. The subject property does not contain any land identified as needed to meet recreational needs or to satisfy the demand for recreational facilities. The proposed Diagram amendment and related zone change will not affect the City's supply of land available for recreation areas or recreational facilities. Goal 8 is not applicable.

GOAL 9/CHAPTER 9. ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The subject property is designated in the Plan as Downtown. The proposed Plan amendment relates only to the MU overlay district and corrects the boundary line. The amendment would increase the variety of economic activities allowed on the property by properly recognizing the land as "shorelands," and not "estuary." This clarification would allow the property to be zoned for mixed use. While the amendment would not necessarily impact the Buildable Land Supply for commercial uses, it would broaden the uses allowed. The proposed does not include any changes that would impact the availability of land for commercial use or the City's ability to provide for future commercial needs. The proposal is supported by Goal 9.

GOAL 10/CHAPTER 10. HOUSING OPPORTUNITIES

To provide for the housing needs of citizens of the state.

The subject property is designated in the Plan as Downtown. The proposed Plan amendment relates only to the MU overlay district and corrects the boundary line. The amendment would increase the variety of house opportunities allowed on the property by properly recognizing the land as "shorelands," and not "estuary." This clarification would allow the property to be zoned for mixed use, which allows residential development. While the amendment would not necessarily impact the Buildable Land Supply for residential uses, it would broaden the residential uses allowed. The proposed does not include any changes that

would undermine the availability of land for residential use and would increase the City's ability to provide for future residential needs. The proposal is supported by Goal 10.

GOAL 11/CHAPTER 11: UTILITIES, FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The property is located within the City of Florence and all public services either exist or can be efficiently provided to serve the subject site. The proposal will not affect the City or other service providers' ability to provide public services. The Plan amendment is not inconsistent with Goal 11.

GOAL 12/CHAPTER 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

The City of Florence has an adopted and acknowledged Transportation System Plan (TSP). The amendment will allow the creation of a vibrant downtown area taking advantage of the strategic location near transit and major transportation corridors. The proposed land use pattern will allow for development to occur at densities that support transit ridership and decrease reliance on the automobile.

GOAL 13/CHAPTER 12: ENERGY FACILITIES AND CONSERVATION

To conserve energy.

There are no non-renewable energy resources on the property. The proposed change to the Plan's overlay designation will not amend or affect any land use regulations enacted to implement Goal 13. All new development will be required to comply with local, state and federal codes related to energy conservation. Goal 13 is not applicable.

GOAL 14/CHAPTER 14: URBANIZATION

To provide an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

This Plan amendment does not propose to expand the Urban Growth Boundary thus does not require a review of the transition of rural to urban land uses. Therefore, the provisions of Goal 14 and OAR Chapter 660, Division 24 (Urban Growth Boundaries) are not applicable.

GOAL 15/CHAPTER 15: WILLAMETTE RIVER GREENWAY

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

The property is not located within the Willamette River Greenway. Goal 15 is not applicable.

GOAL 16/CHAPTER 16 SIUSLAW RIVER ESTUARINE RESOURCES

To recognize and protect the unique environmental, economic and social values of each estuary and associated wetlands; and

To protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.

Chapter 16 Goals:

- 1. To recognize and protect the unique environmental, economic, cultural, and social values of the Siuslaw Estuary and associated wetlands.*
- 2. To protect, maintain, where appropriate develop, and where appropriate restore the long term environmental, economic, cultural, and social values, diversity and benefits of the Siuslaw Estuary.*
- 3. To provide for appropriate uses with as much diversity as is consistent with the "Shallow Draft Development" Oregon Estuary Classification, and taking into account the biological, economic, recreational, cultural, and aesthetic benefits of the estuary.*

The Comprehensive Plan defines "Estuary" as follows:

ESTUARY. The portion of the Siuslaw River that is semi-enclosed by land, connected with the open ocean, and within which salt water is usually diluted by freshwater derived from the land. The estuary includes: (a) estuarine water; (b)

tidelands; (c) tidal marshes; and (d) submerged lands. The Siuslaw River's estuary extends upstream to the head of tidewater.

These are the lands subject to protection and application of estuarine policies. Based on Map 17-1, the Estuary Management Units were applied consistent with this definition: to submerged lands. Exhibit C. However, there seems to have been a mapping error in the area of the subject property where dry upland was included in the Estuary MU boundary. This anomaly is not justified and is inconsistent with Chapter 16. While the City of Florence may wish to correct this error for all properties in this area, this proposal is only for the subject properties.

The amendment does not wish to change policies relating to Estuarine resources. However, Chapter 16 is not intended to apply to shoreland areas. The request is to adjust the Estuarine boundary to reflect the estuarine water line.

The waterline of the Siuslaw River can be seen on Exhibits C, D and F. At the location of the subject property, the waterline generally is consistent with the tax lot boundaries. The existing sea wall provides a more definitive boundary and should serve as the location of the MU. The existing building may extend beyond the property line. The request would be to exclude the structure from the Estuary MU because the structure is existing and has already impacted the estuarine area.

Policy 3. This Plan and the implementing Code shall provide for appropriate uses, including preservation, with as much diversity as is consistent with the Siuslaw Estuary's classification as a Shallow Draft Development Estuary by the Oregon Estuary Classification, as well as with the biological, economic, recreational, and aesthetic benefits of the estuary.

*Polity 14. The Management Units (MUs) Natural Estuary, Conservation Estuary, and **Development Estuary**, as described in this Chapter of the Comprehensive Plan, shall apply to the estuary within the Florence UGB as shown in "Map 17-1: Estuary and Coastal Shoreland Management Units in the Florence UGB."*

Policy 15: The general priorities (from highest to lowest) for management and use of the estuarine resources, as implemented through the Management Unit designation and permissible use requirements shall be:

- a. Uses which maintain the integrity of the estuarine ecosystem*
- b. Water-dependent uses requiring estuarine location, as consistent with the Shallow Draft Development Estuary classification*

- c. *Water-related uses which do not degrade or reduce the natural estuarine resources and values*
- d. *Non-dependent, nonrelated uses which do not alter, reduce, or degrade estuarine resources and values.*

Because the area does not meet the definition of Estuarine, and because the Estuarine MU should not have been applied, the above policies are not relevant. It should be noted that based on (d), the proposed uses could be allowed DE zone, at least for existing structures.

GOAL 17/CHAPTER 17. COASTAL SHORELANDS – OCEAN, ESTUARY, AND LAKE SHORELANDS

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and

To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

The property is currently split designated Shorelands Residential Development Area 3 MU and Development Estuary F. The Development Estuary designation is improper for the reasons set out above. The application requests a change to Shorelands Residential Development Area 3 for the entire property, eliminating the split zoned, and making the property consistent with properties to the west.

Shoreland is not defined in the Comprehensive Plan. Shoreline is defined as

SHORELINE. The boundary line between a body of water and the land, measured on tidal waters at mean higher high water, and on non-tidal waterways at the ordinary high water mark.

As such, a general understanding is that shoreland is land adjacent and along the shoreline. This appears to be the definition used in identifying Shoreland MUs. The north portion of the

subject property was identified as shoreland. Exhibit C. Based on this finding, and property and surrounding area characteristics, the shoreland portion of the property was given a “Shorelands Residential Development Area 3 Management Unit” designation. Map 17-1.

Management Unit #3 is the area from the southern boundary of Management Unit #2 to Kingwood Street including Wildwinds, Greentrees, and other residential development. Rationale is:

- a. Navigation channel is not close to shore;*
- b. High banks and lack of road access limit water-dependent use;*
- c. Established residential use. This MU is defined through a description of two subunits, below. Page XVII-13*

Management Unit 3.2 (Bay Bridge): The inland extent of the area includes that area south of the following boundary: starting at Rhododendron Drive east to the point where Greenwood Street would cross Rhododendron Drive (east boundary of city property); then south to First Street; and east along First Street to the western edge of the Ivy Street pump station; then southwest to Bay Street; then south east to Kingwood Street. This MU is mostly developed in residential uses, including Bay Bridge Condominiums. Public access is available at Kingwood, Juniper, and Ivy Streets. Some of the rights-of-way in this area have not been developed. The terrain is low and accessible to the river. Water and sewer services are available. Although the estuary adjacent to this unit is designated Development and there is an existing marina that is not in operation at present, the shoreland area is already committed to residential use. Commercial water-dependent and water related uses will be permitted but it is expected that the area will remain primarily residential. Page XVII-14

Once the Estuary MU boundary is adjusted to meet the estuary shoreline, the remaining shorelands should be designated consistent with the remainder of the property (Shoreland Residential Development) for the same reasons originally given.

GOAL 18/CHAPTER 18. COAST BEACHES AND DUNES.

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and

To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

The property contains no inventoried beaches or dunes. Goal 18 is not applicable.

GOAL 19/CHAPTER 19. OCEAN RESOURCES.

To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.

The property contains no inventoried ocean resources. Goal 19 is not applicable.

VII. DOWNTOWN IMPLEMENTATION PLAN

The subject property is in the Old Town area. The stated policy is:

*“Maintain and Reinforce the existing “Mixed use,” small-town character of Old Town as follows: ****

The city has already determined that the proposed residential units are consistent with Old Town, as they are allowed in Old Town B. Therefore, the minor text amendment is consistent with the Downtown Plan for the same reasons that justified the uses under Old Town B. Also see General Purpose of the Old Town District, below.

VIII. ZONING DISTRICT

10-17-1 GENERAL PURPOSE FOR OLD TOWN:

The Old Town District is intended to provide an area for pedestrian oriented, mixed land uses. Areas A and B are located near or along the waterfront and comprise the historic old town with generally smaller scale structures than Area C. The Old Town District is also intended to encourage restoration, revitalization and preservation of the District.

The Old Town District includes areas which vary in character and development potential. Therefore, the permitted uses and development regulations have been separately defined for three sub-areas (Areas A, B, and C) making up the overall

Old Town District in accordance with Figure 17.1. The purpose of these sub-areas is described in each subsection.

Old Town A zone and Old Town B zone both implement the general purpose for Old Town. Pursuant to zoning district adoption, the uses within those districts also implement the general purpose for Old Town. As such, allowing broader residential uses, such as those listed in 10-17B-2-A (Residential, unit detached dwelling; Residential: above ground floor commercial; Residential: multi-unit, single unit attached, duplexes, tri-plex, four-plex) implement the general purpose of Old Town.

10-17A-1 PURPOSE FOR AREA A: Old Town Area A is intended as the primary tourist destination, which provides for shopping, entertainment and water-related activities for visitors and residents of Florence.

*10-17A-2-A: Permitted Uses *** Residential: above ground floor commercial *** Residential Units: provided that any building facing a street (or streets if a corner lot) shall include a first story commercial use that occupies the first twenty-five feet (25') of the building(s) that face(s) a street. If pedestrian access to the dwelling(s) is from the street, it shall be a separate entrance and not more than ten feet (10') wide. Residential uses shall be reviewed through a Type II Site Review as defined in Section 10-1-1-6. (Ord. 7, 2019)*

*10-17A-2-B: Conditional Uses *** Uses which are administratively determined to have an impact similar to or less than Conditional uses listed below. The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following: *** Commercial & public parking lots (ground level) *** Lodging, motels and hotels.*

The subject property no longer meets the purpose of Area A. Figure 17-1 notes Area A as having the Day Bridge Marina, a tourist destination providing water related activities. Also see Exhibit M. That Marina, which was a main reason for the Zone A designation, is no longer there. It has not been functional for many years. The existing restaurant has closed. The property has been deteriorating and is not a tourist destination. Further, the language of the Area A zoning district does not reflect the MU Shoreland Residential designation, which anticipates wide residential use of the subject properties.

A minor change to the text of the Old Town A zone would allow a broader range of residential uses for those properties with the MU Shorelands Residential designation. The applicant proposes adding text, which comes from the OT-B Zone, and is therefore consistent with the Old Town area. The applicant proposes to amend the language of FCC 10-17A-2-A to add the following as a permitted use:

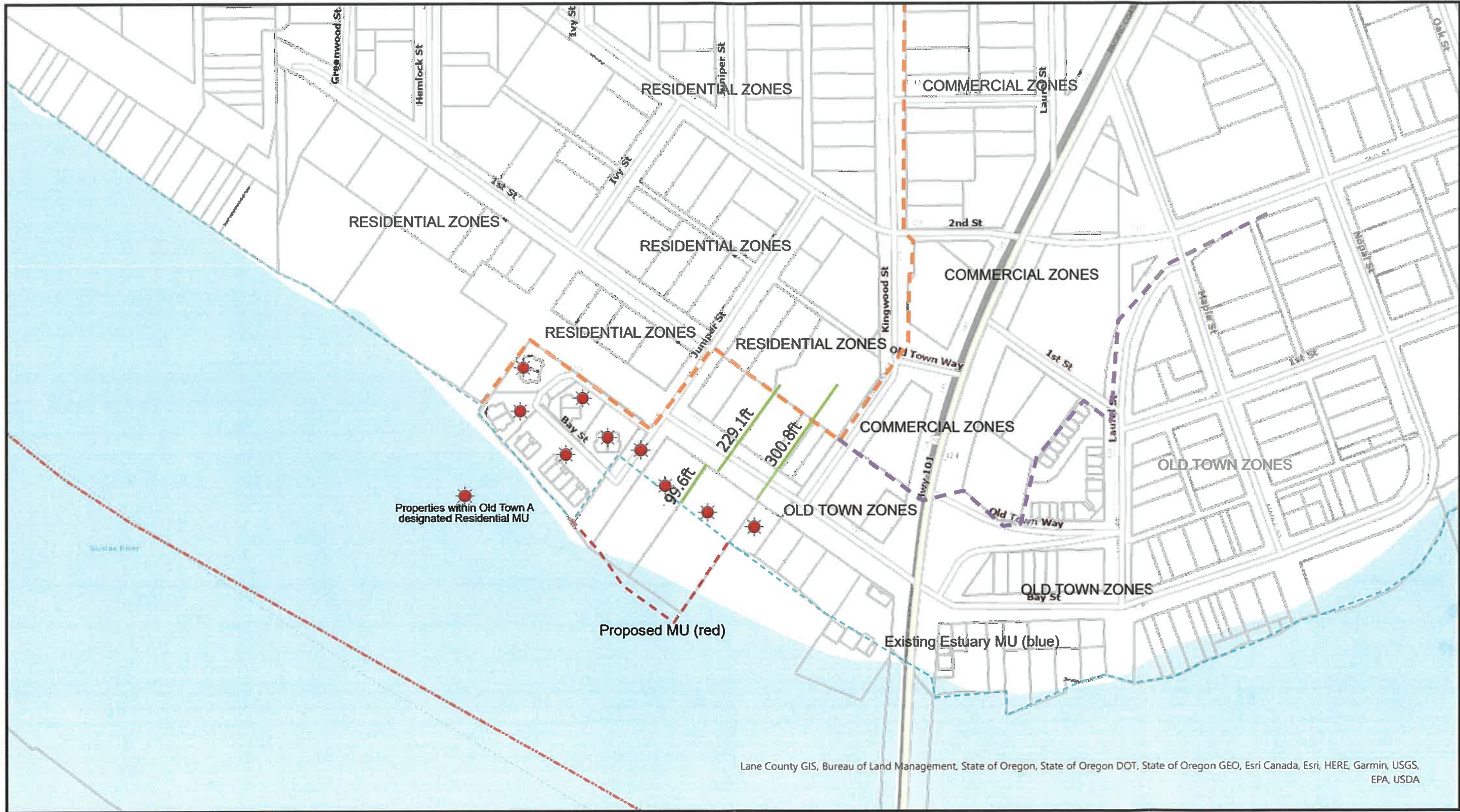
Residential: multi-unit, single unit attached, duplexes, tri-plex, four-plex where the subject property is within 230 feet [to be better defined] of property zoned Residential.

Or

Residential: multi-unit, single unit attached, duplexes, tri-plex, four-plex where the subject property is designated Shorelands Residential Development Management Unit.

Based on Map 17-1, this type of development would only be allowed on a very limited number of parcels already within the Residential Development MU. Further, it would make the existing uses to the west conforming rather than nonconforming. As discussed below, the change is supported by the Shorelands Residential MU overlay.

Development Standards: TL 8000 is .90 acres (39,204 sf and roughly 128' wide). TL 8100 is .70 acres (30,492sf and roughly 100' wide). Minimum lot size is 1500 sf; minimum width is 25'; coverage is up to 90%; front yard 0-10'.



Lane County GIS, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, USGS, EPA, USDA

The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Zoning Change map

Lane County, Oregon

24-046 Bay Street Condo

Legend:

 Subject Properties
(Lots 8100 and 8000)

City Zoning Districts

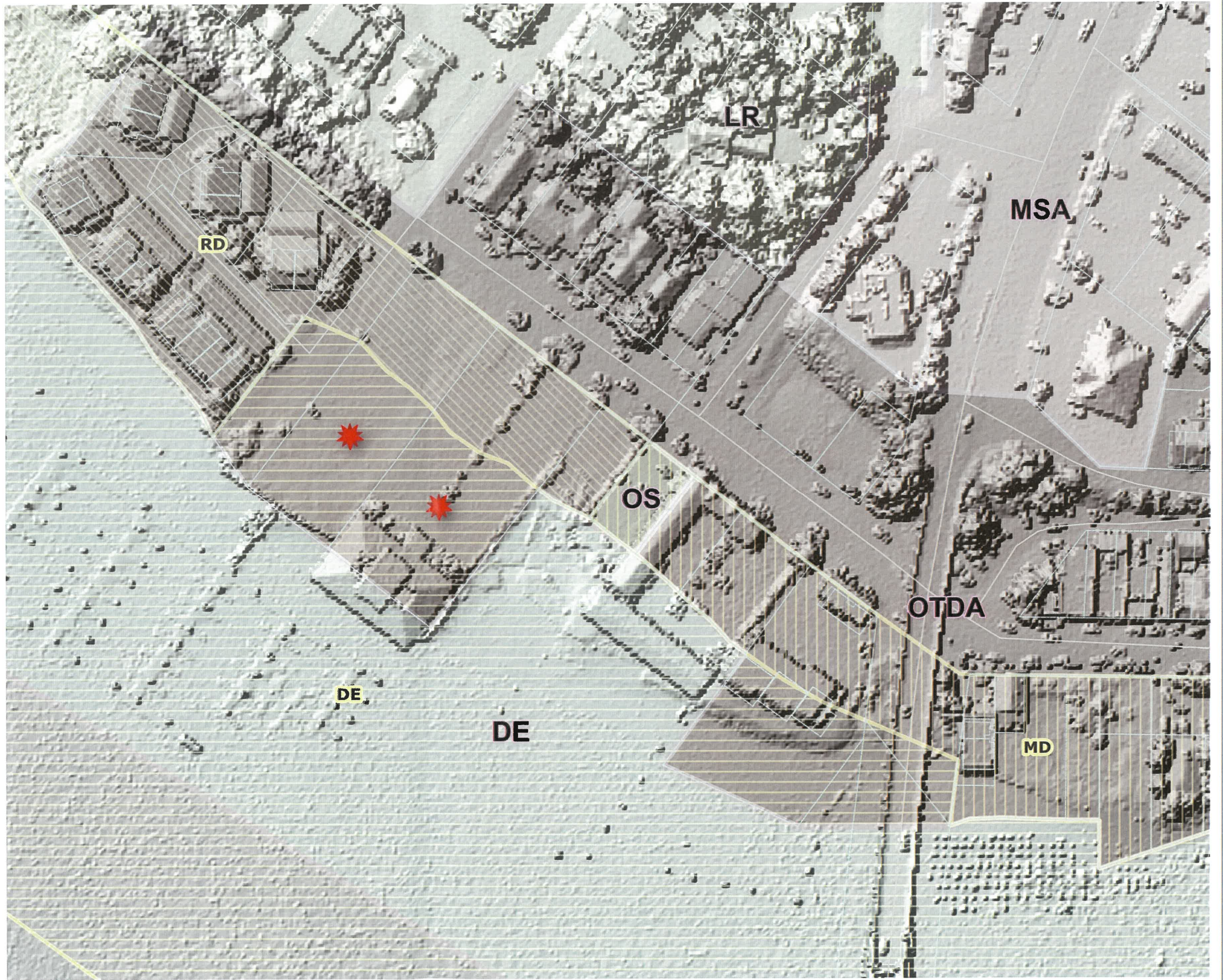
-  LR - Residential, Low Density
-  MSA - Commercial, Mainstreet Area A
-  OTDA - Mixed Use, Old Town Area A
-  OS - Open Space
-  DE - Estuaries, Development Estuary

Map 17-1: Estuary & Coastal Shoreland Management Units (MU)

-  DE - (MU) Development Estuary
-  RD = (MU) Shoreland Residential Development
-  MD - (MU) Shoreland Mixed Development



0 100 200 ft



24-046 Bay Street Condo

Legend:

 Subject Properties
(Lots 8100 and 8000)

City Zoning Districts

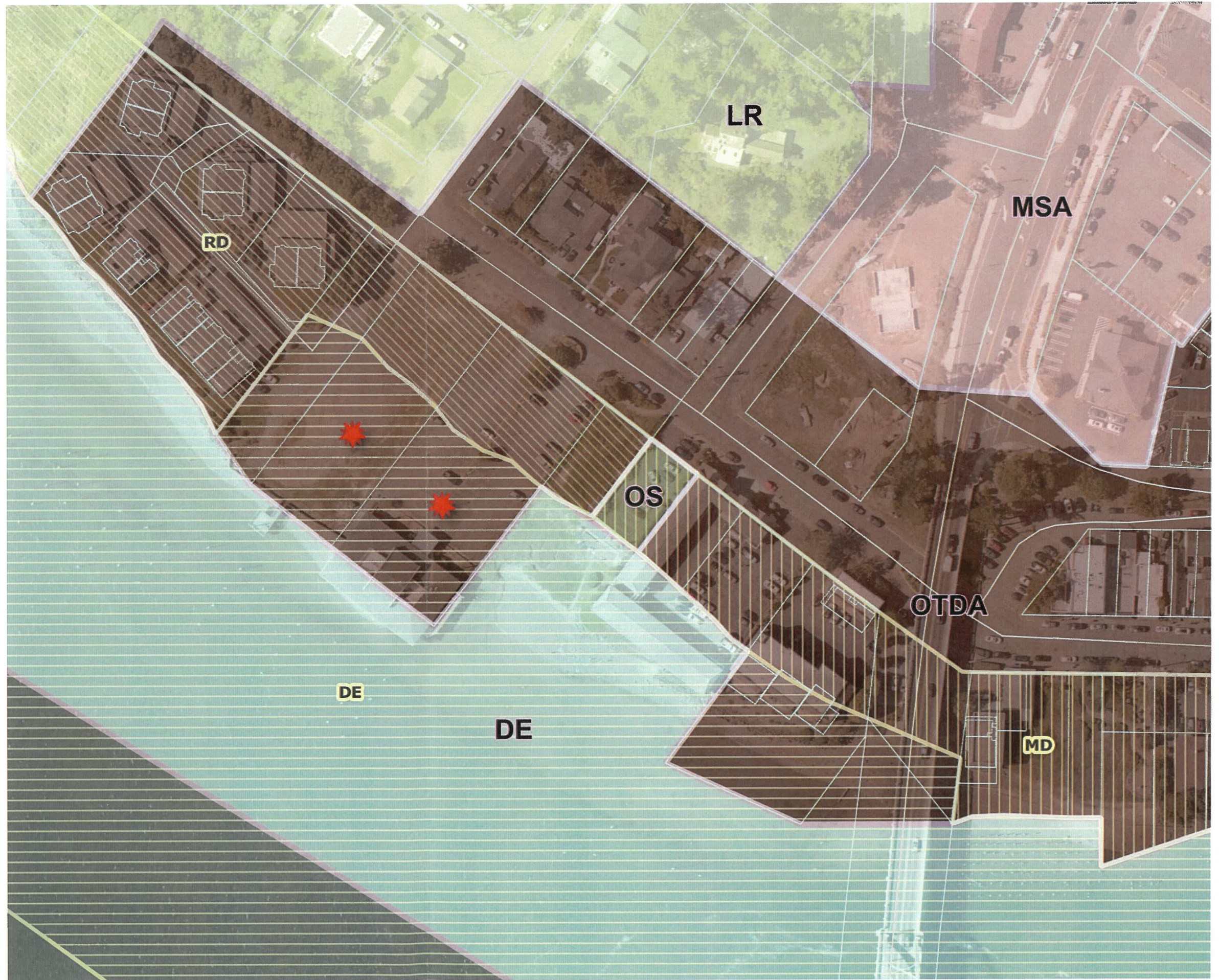
-  LR - Residential, Low Density
-  MSA - Commercial, Mainstreet Area A
-  OTDA - Mixed Use, Old Town Area A
-  OS - Open Space
-  DE - Estuaries, Development Estuary

Map 17-1: Estuary & Coastal Shoreland Management Units (MU)

-  DE - (MU) Development Estuary
-  RD = (MU) Shoreland Residential Development
-  MD - (MU) Shoreland Mixed Development



0 100 200 ft



24-046 Bay Street Condo

Legend:

 Subject Properties
(Lots 8100 and 8000)

City Zoning Districts

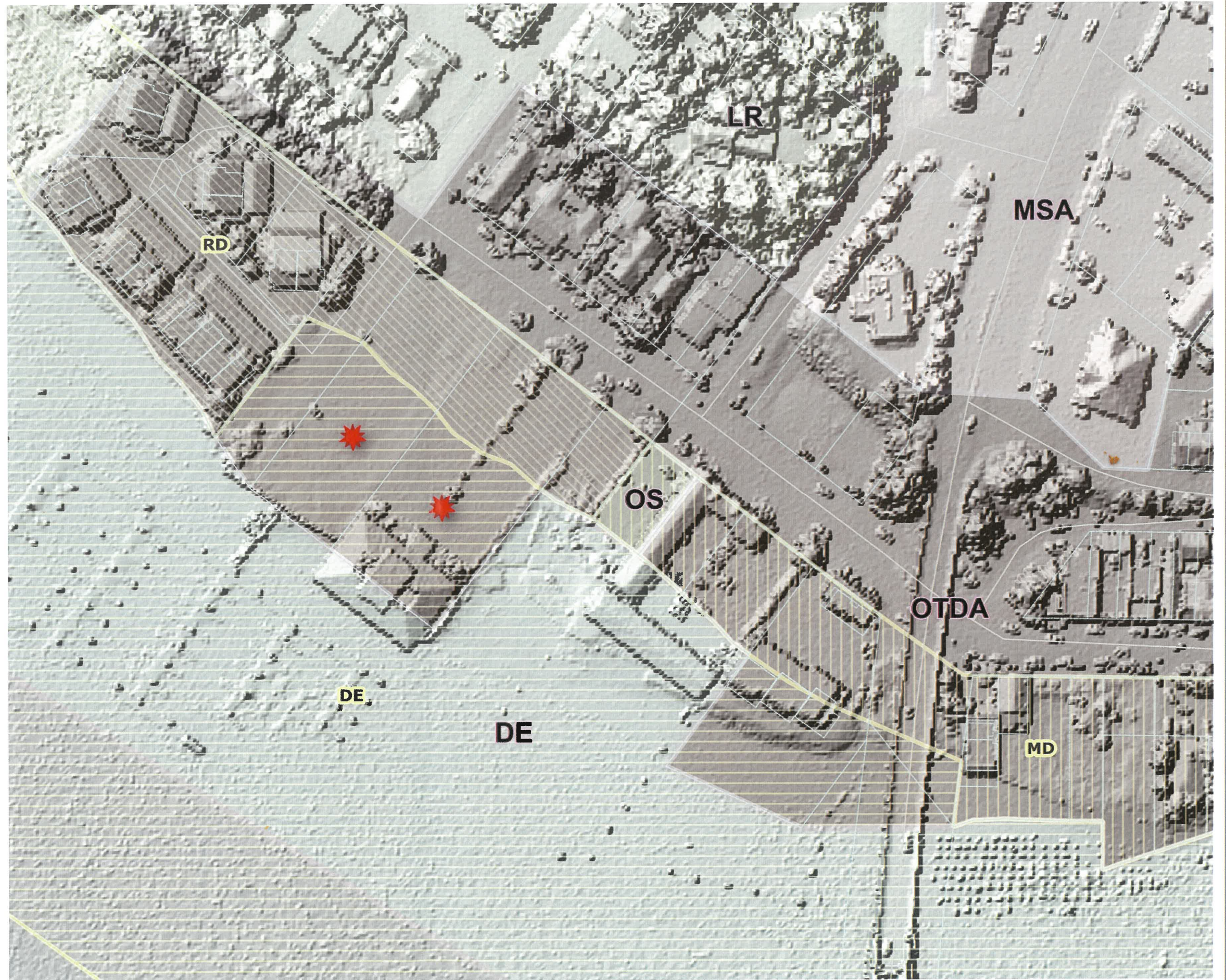
-  LR - Residential, Low Density
-  MSA - Commercial, Mainstreet Area A
-  OTDA - Mixed Use, Old Town Area A
-  OS - Open Space
-  DE - Estuaries, Development Estuary

Map 17-1: Estuary & Coastal Shoreland Management Units (MU)

-  DE - (MU) Development Estuary
-  RD = (MU) Shoreland Residential Development
-  MD - (MU) Shoreland Mixed Development



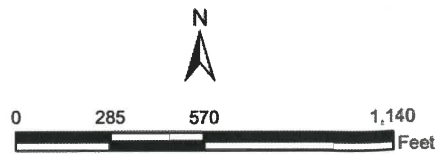
0 100 200 ft





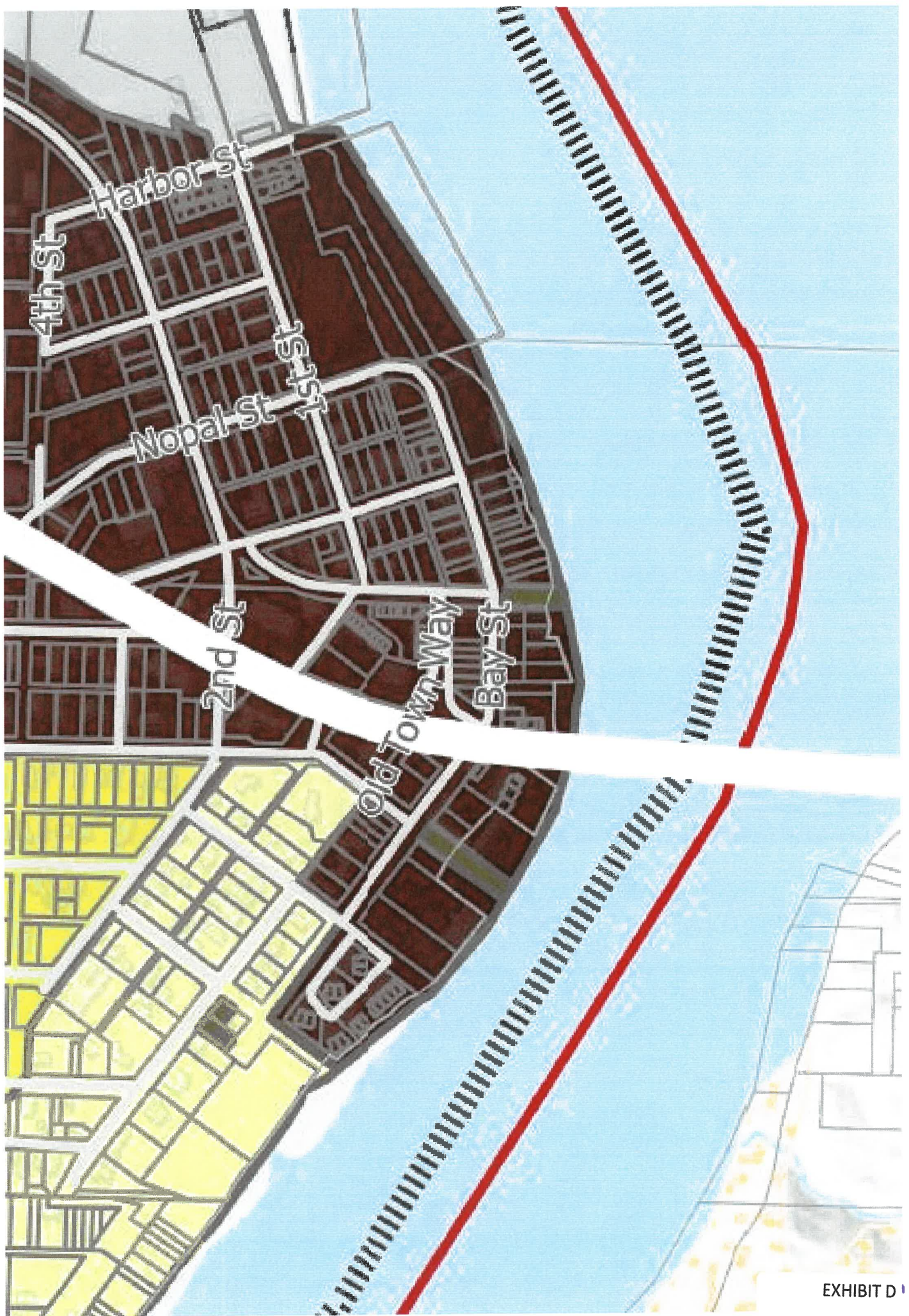
Lane County GIS, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, USGS, EPA, USDA

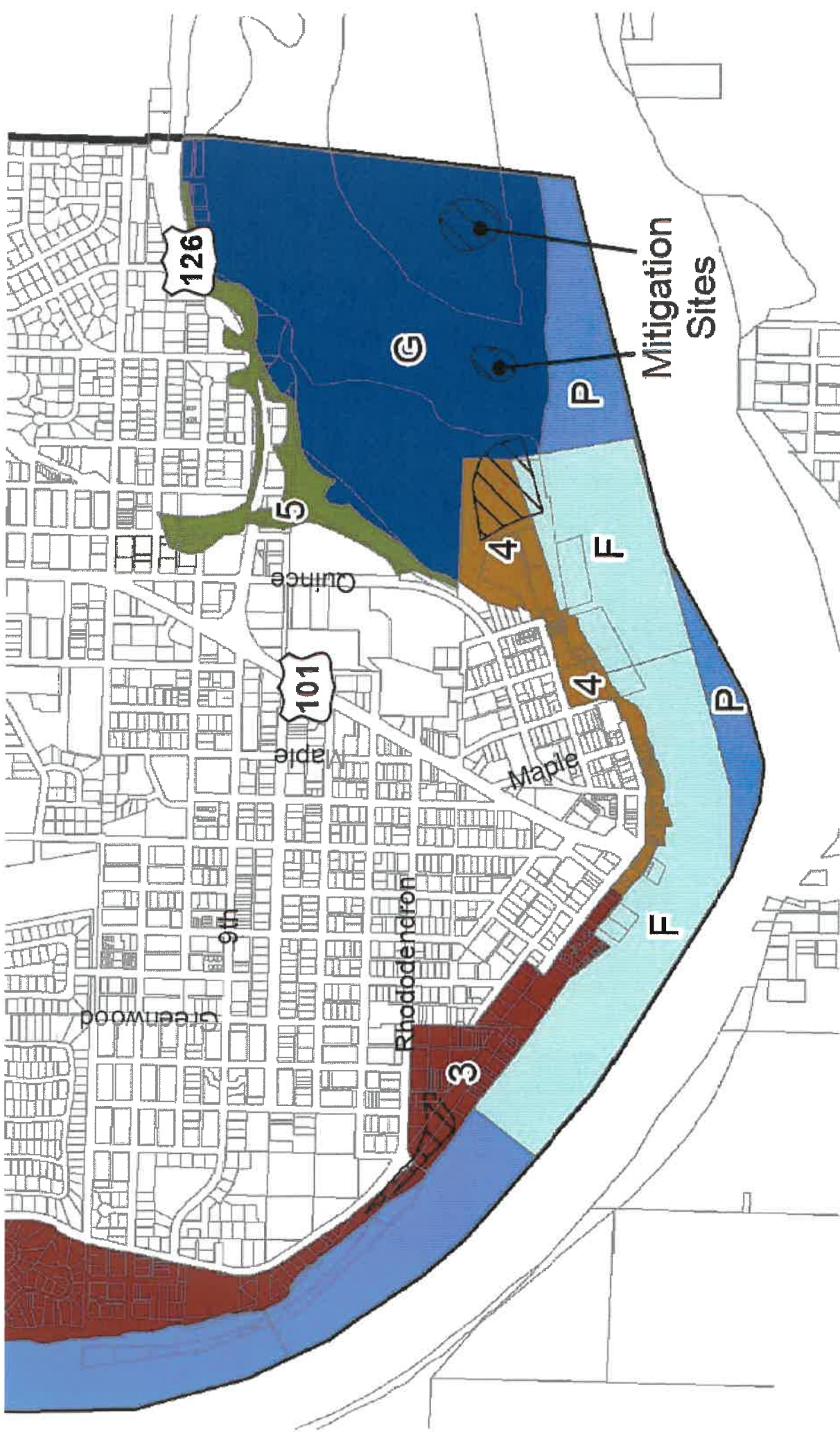
The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.

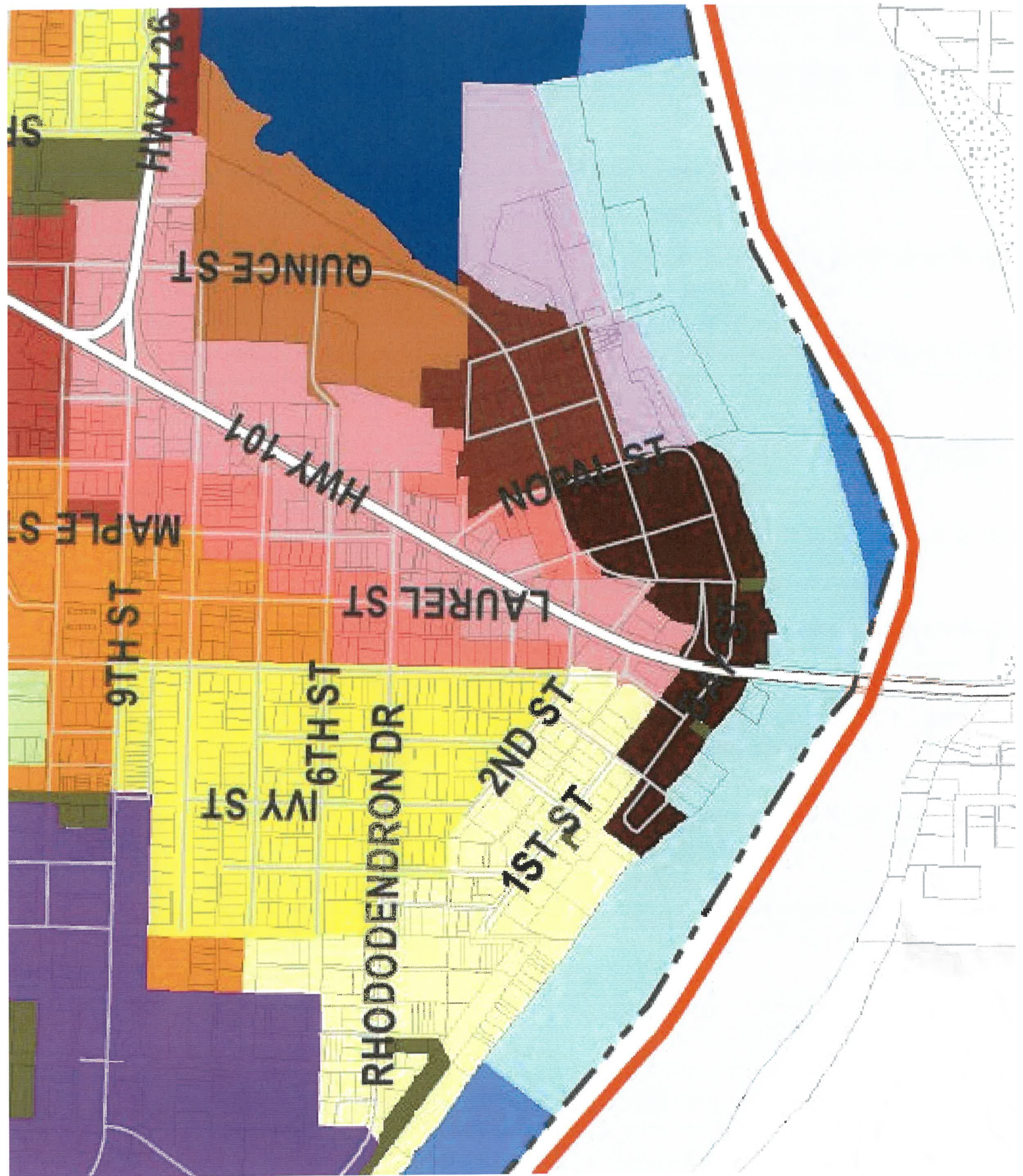


MU map

Lane County, Oregon



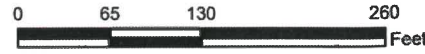






Lane County GIS, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GBC, Esri Canada, Esri, FIERE, Garmin, USGS, EPA, USDA

The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Aerial and zoning

Lane County, Oregon



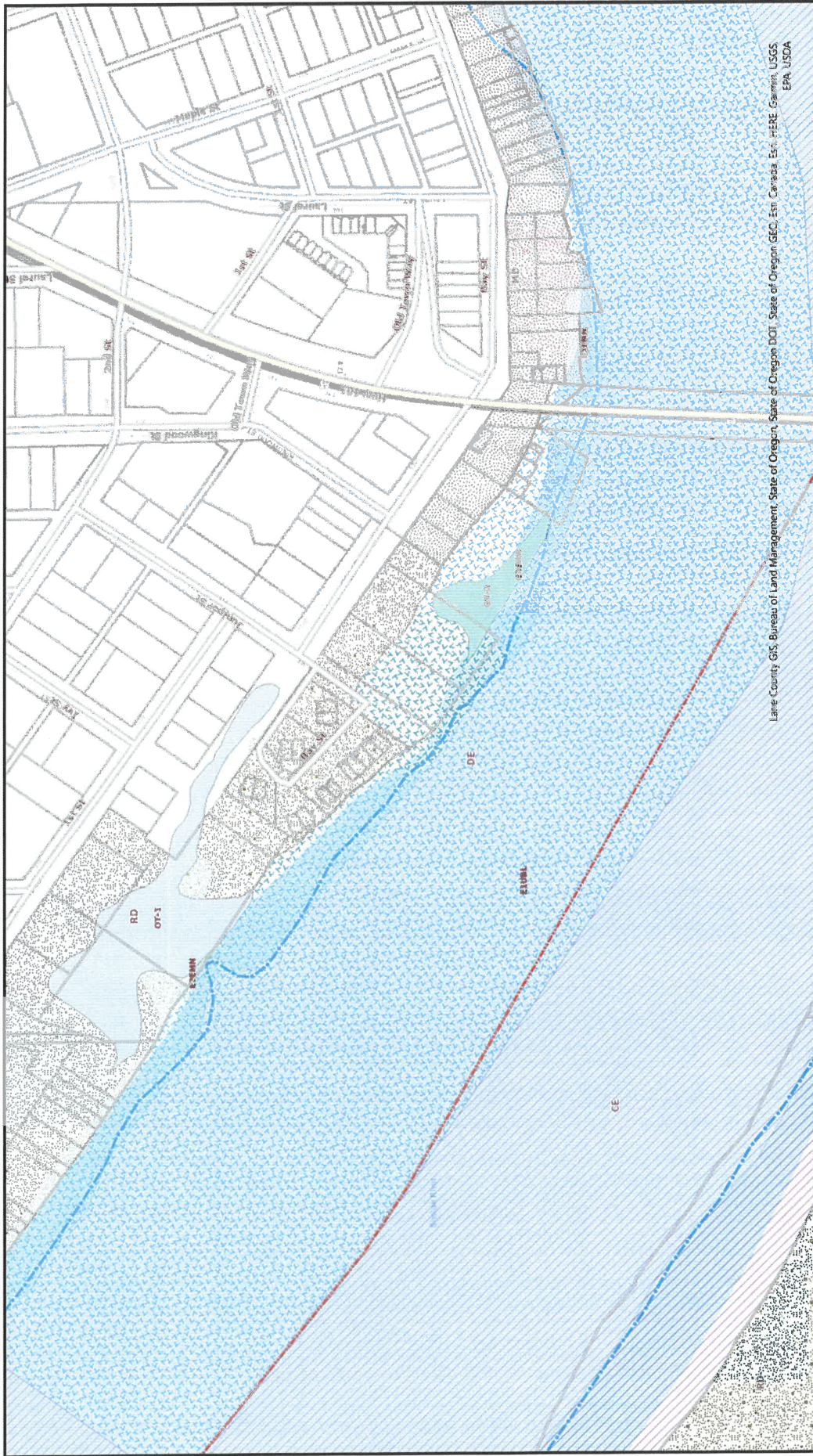
The information on this map was derived from digital databases on the files of the Lane County Assessor's Office. Lane County cannot accept any responsibility for errors or omissions in the data. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



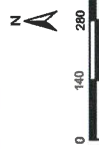
Aerial

Lane County, Oregon

Lane County GIS Bureau, Land Management, State of Oregon, DOT, State of Oregon 350, East Oregon Ave, Hillsboro, OR 97123, USA



The information on this map was derived from digital databases on the Lane County GIS Bureau of Land Management. Lane County cannot accept any responsibility for errors, omissions or personal accuracy in the digital data or the underlying information. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Nat Res: (Class I/Coastal/Wetlands)

Lane County, Oregon

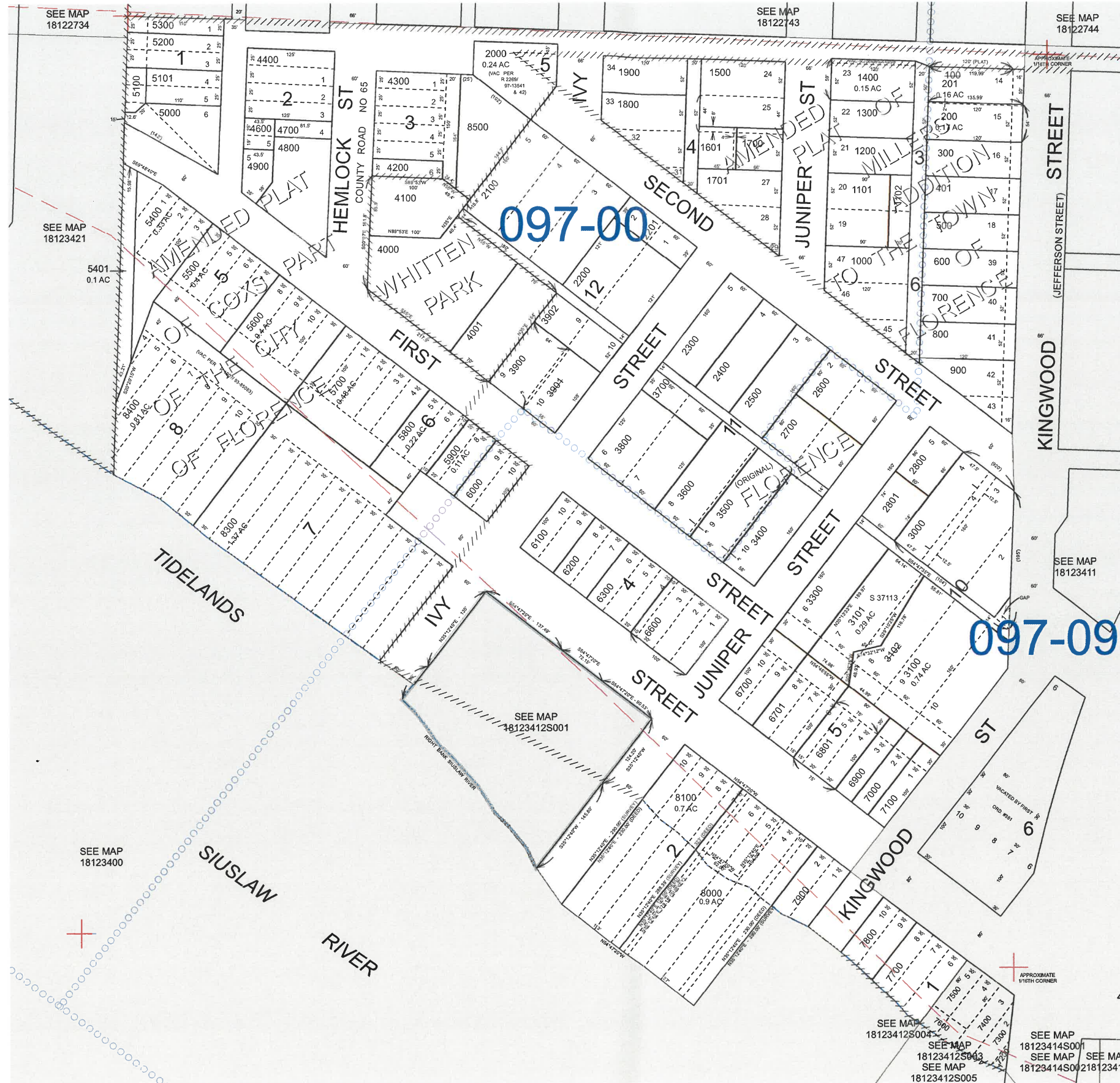
FOR ASSESSMENT AND TAXATION ONLY

N.W.1/4 N.E.1/4 SEC.34 T.18S. R.12W. W.M.
Lane County
1" = 100'

18123412
FLORENCE

GIS DATA
3/28/2011 1:29:18 PM : lcatjcg

- CANCELLED:
- 7200
 - 7300
 - 7400
 - 7500
 - 7600
 - 100
 - 3201
 - 3901
 - 8200
 - 8201



REVISIONS:

- 12/17/2008 - LCAT155 - LLA BETWEEN 5900 & 5800
- 11/16/2008 - LCAT150 - CONVERT MAP TO GIS
- 2/8/2007 - LCAT150 - FL UR RENN
- 3/5/2008 - LCAT150 - CANG. 7200,7300,7400,7500, & 7600 INTO
- 3/5/2008 - LCAT150 - STILLWATER CONDO.
- 8/23/2007 - LCAT142 - LLA BETWEEN 8000 & 8100
- 8/4/2010 - LCAT174 - LLA BETWEEN TL 8000 & 8100

FLORENCE
18123412

FOR ASSESSMENT AND TAXATION ONLY

SUPPLEMENTAL MAP NO. 1
N.W.1/4 N.E.1/4 SEC. 34 T.18S. R.12W. W.M.
Lane County
1" = 20'

SEE MAP
18123412

097-09

EXHIBIT H

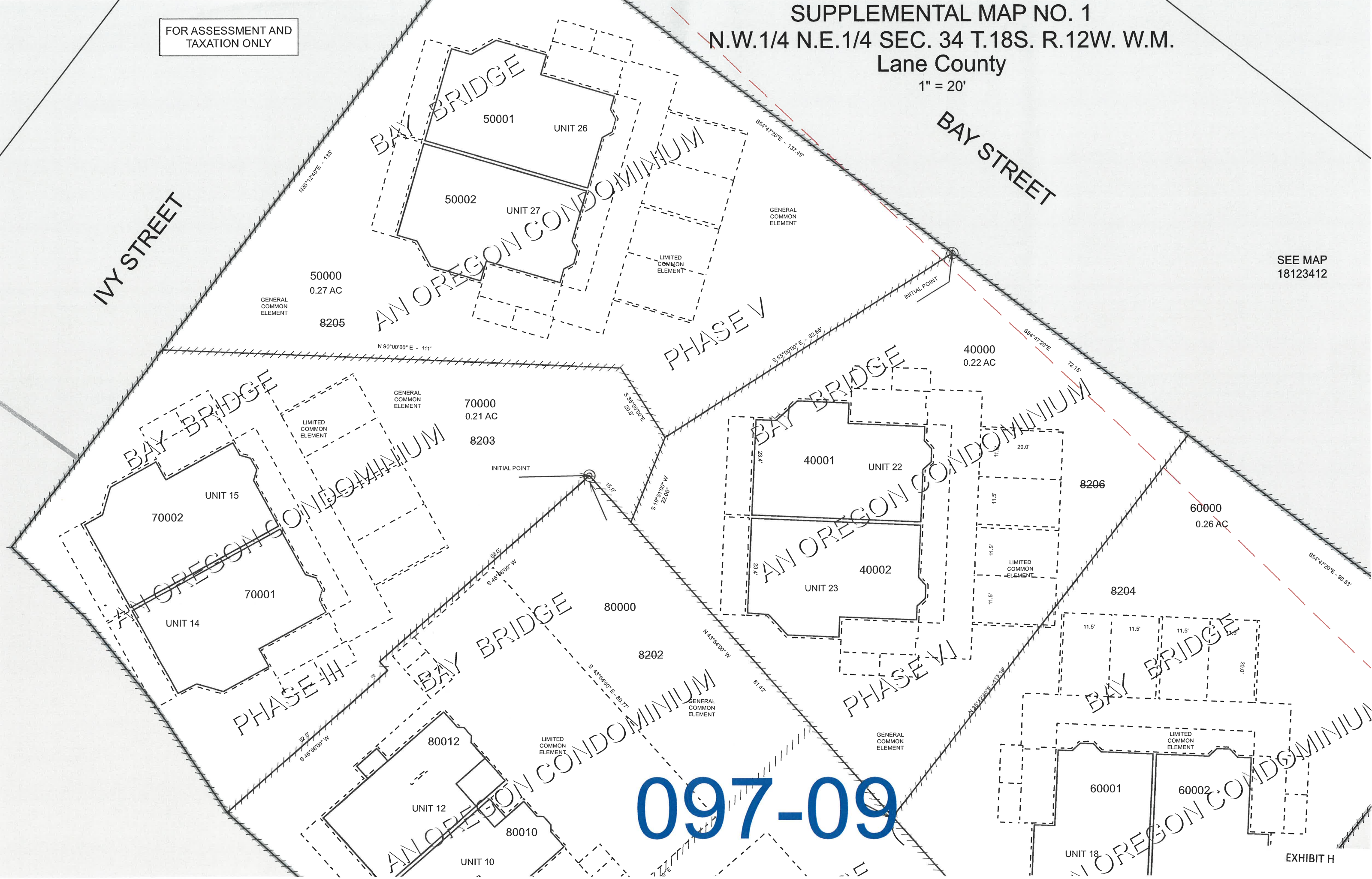


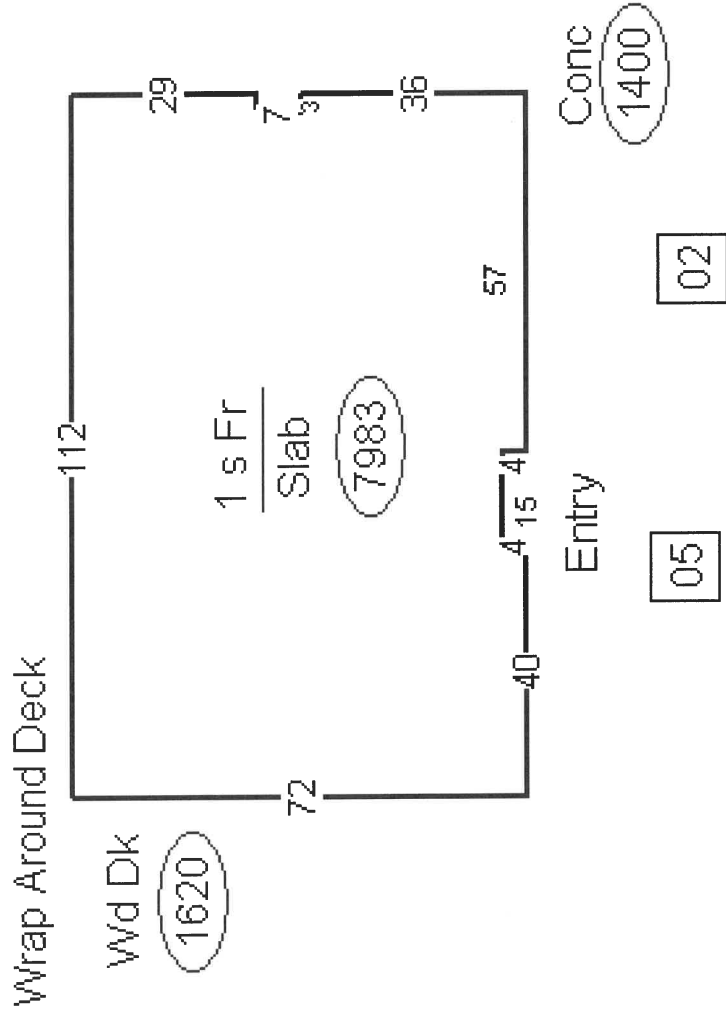
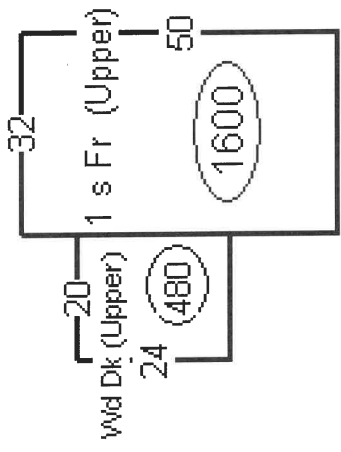


EXHIBIT I

0803716 C01

9582 Total s.f.

1150 Bay Street Florence



Detailed Property Report

Site Address 1150 Bay St Florence, OR 97439-9350 Map & Taxlot# 18-12-34-12-08000 SIC N/A Tax Account# 0803716	Property Owner 1 A & D Bay Street LLC 1355 Oak St Ste 200 Eugene, OR 97401 Tax account acreage 0.90 Mapped taxlot acreage† 0.90
--------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------

† Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Map & Taxlot # 18-12-34-12-08000



Business Information

RLID does not contain any business data for this address

Improvements

Photos & Sketches for Tax Account



Building Part: Co1

Floor Number	1	Sq Ft	8043
Occupancy Description	Restaurant	Fireproof Steel Sq Ft	0
Use Description	Restaurant	Reinforced Concrete Sq Ft	0
Year Built	1988	Fire Resistant Sq Ft	0
Effective Year Built	1988	Wood Joist Sq Ft	8043
Grade	5	Pole Frame Sq Ft	0
Wall Height Ft	12	Pre-engineered Steel Sq Ft	0

Building Part: Co1

Floor Number	2	Sq Ft	1600
Occupancy Description	Restaurant	Fireproof Steel Sq Ft	0
Use Description	Restaurant	Reinforced Concrete Sq Ft	0
Year Built	1988	Fire Resistant Sq Ft	0
Effective Year Built	1988	Wood Joist Sq Ft	1600
Grade	5	Pole Frame Sq Ft	0
Wall Height Ft	8	Pre-engineered Steel Sq Ft	0

Commercial Sales Data

Image	Sale Date
0803716.pdf	01/25/2005

Commercial Appraisal Card [1812341208000](#)

Site Address Information

1150 Bay St
 Florence, OR 97439-9350

House #	1150	Suffix	N/A	Pre-directional	N/A
Street Name	Bay	Street Type	St	Unit type / #	N/A
Mail City	Florence	State	OR	Zip Code	97439
Zip + 4	9350				

Land Use 5810 Eating Places (Food & Both Food & Alcoholic Beverages)
 USPS Carrier Route N/A

General Taxlot Characteristics

▣ Geographic Coordinates

X 3970947 Y 858674 (State Plane X,Y)
 Latitude 43.9665 Longitude -124.1105

▣ Zoning

Zoning Jurisdiction Florence
 Florence
Parent Zone OTDA Old Town District/Area A

▣ Land Use

General Land Use

Code	Description
data not available	data not available

Detailed Land Use

Code	Description
data not available	data not available

Taxlot Characteristics

Incorporated City Limits	Florence
Urban Growth Boundary	Florence
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	0.90
Approx Taxlot Sq Footage	39,204
Plan Designation	Downtown District
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic Well	data not available
Landscaping Quality	data not available
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider Siuslaw Valley Fire & Rescue
 Ambulance Provider Western Lane Ambulance District
 Ambulance District WE
 Ambulance Service Area Western
 LTD Service Area? No
 LTD Ride Source? No

Environmental Data

FEMA Flood Hazard Zone

Code Description

X Areas determined to be outside of 500-year flood.
 AE Areas of 100-year flood, base flood elevations determined.

FIRM Map Number 41039C1428G
 Community Number 039C
 Post-FIRM Date data not available
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot Ag Class Hydric %		
133C	Waldport-Urban Land Complex, 0 to 12 Percent Slopes	87%	6	5
W	Water	13%	8	0

Schools

	Code	Name
School District	97J	Siuslaw
Elementary School	609	Siuslaw
Middle School	608	Siuslaw
High School	610	Siuslaw

Political Districts

Election Precinct	4600	State Representative District 9	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	Central Lincoln PUD Board Zone	4
County Commissioner District 1 (West Lane)		State Senator	Soil Water Cons. Dist/Zone	Siuslaw / 1
County Commissioner	Ryan Ceniga		Creswell Water Control District	No
EWEB Commissioner	N/A			
LCC Board Zone	1			
Lane ESD Board Zone	4			

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens

None. RLID displays liens issued by Cottage Grove, Florence, and Springfield Utility Board. Additional liens can be found in Deeds and Records.

Building Permits

Please check the [State of Oregon ePermitting System](#).

Land Use Applications

RLID does not contain any landuse application data for this jurisdiction

Petitions

RLID does not contain any petition data for this jurisdiction

Tax Statements & Tax Receipts

Account#: 0803716
View tax statement(s) for: [2023 2022](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/15/2023	\$4,408.46	\$4,408.46	\$136.34	\$0.00	\$4,544.80
11/15/2022	\$4,188.97	\$4,188.97	\$129.56	\$0.00	\$4,318.53
11/15/2021	\$3,167.20	\$3,167.20	\$97.95	\$0.00	\$3,265.15
11/16/2020	\$3,111.99	\$3,111.99	\$96.25	\$0.00	\$3,208.24
11/14/2019	\$3,084.60	\$3,084.60	\$95.40	\$0.00	\$3,180.00

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
A & D Bay Street LLC	1355 Oak St Ste 200	Eugene, OR 97401

Taxpayer

Party Name	Address	City/State/Zip
A & D Bay Street LLC	1355 Oak St Ste 200	Eugene, OR 97401

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage	0.90
Fire Acres	N/A
Property Class	206 - Commercial, waterfront
Statistical Class	446 - Restaurant (dining)
Neighborhood	89701 - Bay Front
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 08000	Recording Number	N/A

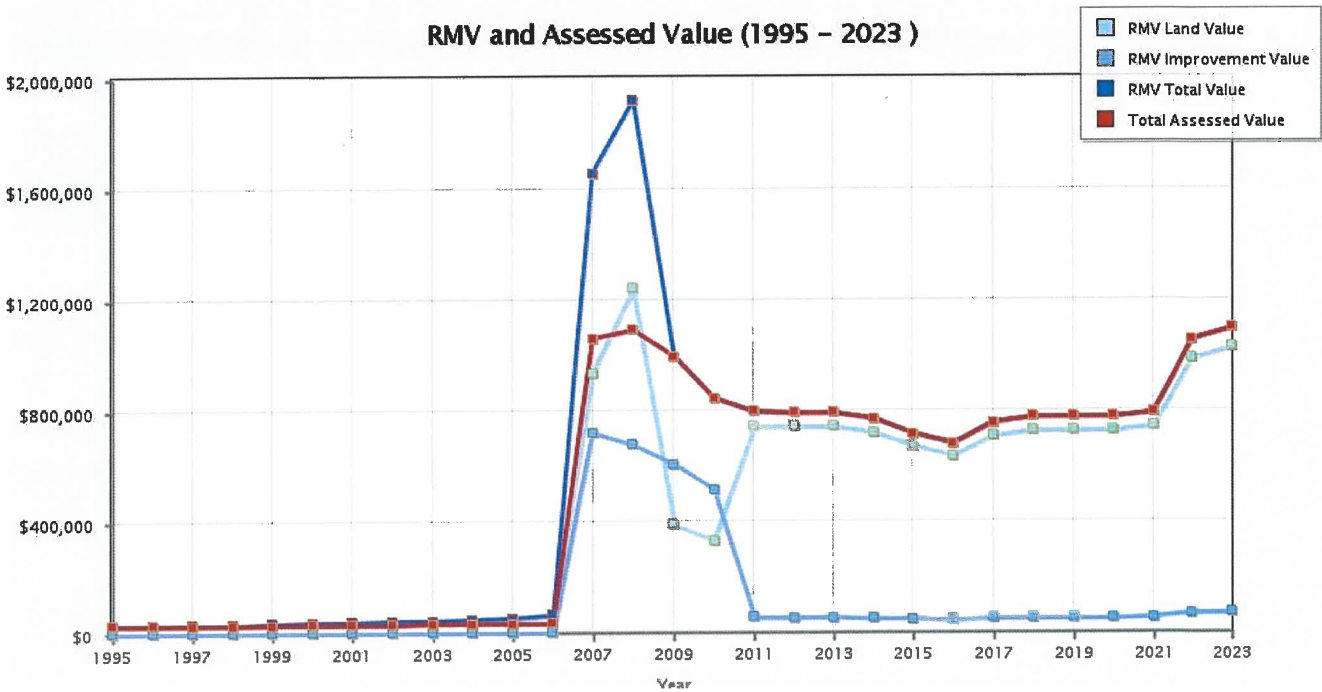
Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2023	\$1,028,323	\$69,877	\$1,098,200	\$1,098,200	\$4,544.80
2022	\$988,773	\$67,192	\$1,055,965	\$1,055,965	\$4,318.53
2021	\$743,439	\$50,522	\$793,961	\$793,961	\$3,265.15
2020	\$728,863	\$49,533	\$778,396	\$778,396	\$3,208.24
2019	\$728,863	\$49,533	\$778,396	\$778,396	\$3,180.00
2018	\$728,863	\$49,533	\$778,396	\$778,396	\$3,281.53
2017	\$707,635	\$48,093	\$755,728	\$755,728	\$3,158.79
2016	\$637,510	\$43,330	\$680,840	\$680,840	\$2,842.11
2015	\$671,064	\$45,613	\$716,677	\$716,677	\$3,014.00
2014	\$721,575	\$49,049	\$770,624	\$770,624	\$10,744.35
2013	\$743,893	\$50,568	\$794,461	\$794,461	\$11,008.06
2012	\$743,893	\$50,568	\$794,461	\$794,461	\$10,221.84
2011	\$743,893	\$54,965	\$798,858	\$798,858	\$10,126.82
2010	\$330,450	\$515,840	\$846,290	\$846,290	\$10,453.89
2009	\$388,760	\$606,880	\$995,640	\$995,640	\$12,351.61
2008	\$1,243,284	\$679,070	\$1,922,354	\$1,092,720	\$13,315.23
2007	\$934,800	\$722,420	\$1,657,220	\$1,060,893	\$12,753.42
2006	\$64,137	\$0	\$64,137	\$33,479	\$10,767.49
2005	\$50,717	\$0	\$50,717	\$32,504	\$400.26
2004	\$46,107	\$0	\$46,107	\$31,557	\$391.69
2003	\$41,167	\$0	\$41,167	\$30,638	\$381.58
2002	\$40,760	\$0	\$40,760	\$29,746	\$374.55
2001	\$39,961	\$0	\$39,961	\$28,880	\$366.49
2000	\$35,680	\$0	\$35,680	\$28,039	\$361.43
1999	\$33,980	\$0	\$33,980	\$27,222	\$360.31
1998	\$28,800	\$0	\$28,800	\$26,429	\$322.68
1997	\$28,800	\$0	\$28,800	\$25,659	\$311.50
1996	\$28,510	\$0	\$28,510	\$28,510	\$333.50
1995	\$28,510	\$0	\$28,510	\$28,510	\$340.58

RMV and Assessed Value (1995 - 2023)



Current Year Assessed Value \$1,098,200
 Less Exemption Amount * (\$760,613)
 Taxable Value \$337,587

* Frozen Assessed Value

Exemption Type Cities and Towns Leased

Data source: Lane County Assessment and Taxation






Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 09709
 Taxing Districts for TCA 09709
 Central Lincoln PUD
 City of Florence
 Lane Community College
 Lane County
 Lane Education Service District
 Port of Siuslaw
 Siuslaw Public Library District
 Siuslaw School District 97J
 Siuslaw Valley Fire & Rescue
 Urban Renewal Agency of City of Florence
 Western Lane Ambulance District

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
01/20/2011	\$303,000	2011-3503		U	No	Oregon Pacific Banking Co	A & D Bay Street LLC
04/24/2009	\$2,103,631	2009-22032		B	Yes	Wade Patrick W	Oregon Pacific Banking Co
11/11/2008	\$0	2008-68427		A	Yes	1150 Bay Street LLC	Oregon Pacific Banking Co
01/25/2005	\$2,650,000	2005-8067		K	Yes	Chiou Hong Shiou & Hsueh Mei	1150 Bay Street LLC
04/14/1994	\$0	1994-28259		8	data not available	Chiou, Hong Shiou	data not available

Data source: Lane County Assessment and Taxation

Detailed Property Report

Site Address N/A Map & Taxlot# 18-12-34-12-08100 SIC N/A Tax Account# 0803724	Property Owner 1 A & D Bay Street LLC 1355 Oak St Ste 200 Eugene, OR 97401 Tax account acreage 0.70 Mapped taxlot acreage [†] 0.70
------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Map & Taxlot # 18-12-34-12-08100



Business Information

RLID does not contain any business data for this address

Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Commercial Sales Data

Image	Sale Date
0803716.pdf	01/25/2005

Commercial Appraisal Card [1812341208100](#)

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

<p>Geographic Coordinates X 3970923 Y 858852 (State Plane X,Y) Latitude 43.9670 Longitude -124.1106</p> <hr/> <p>Zoning Zoning Jurisdiction Florence Florence Parent Zone OTDA Old Town District/Area A</p> <hr/> <p>Land Use General Land Use Code Description data not available data not available Detailed Land Use Code Description data not available data not available</p>	<p>Taxlot Characteristics Incorporated City Limits Florence Urban Growth Boundary Florence Year Annexed N/A Annexation # Unknown/No ID Approximate Taxlot Acreage 0.70 Approx Taxlot Sq Footage 30,492 Plan Designation Downtown District Eugene Neighborhood N/A Metro Area Nodal Dev Area No Septic data not available Well data not available Landscaping Quality data not available Historic Property Name N/A City Historic Landmark? No National Historical Register? No</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Service Providers

Fire Protection Provider	Siuslaw Valley Fire & Rescue
Ambulance Provider	Western Lane Ambulance District
Ambulance District	WE

Ambulance Service Area Western
 LTD Service Area? No
 LTD Ride Source? No

Environmental Data

FEMA Flood Hazard Zone

Code Description

AE Areas of 100-year flood, base flood elevations determined.
 X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C1428G
 Community Number 039C
 Post-FIRM Date data not available
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot Ag Class Hydric %		
133C	Waldport-Urban Land Complex, 0 to 12 Percent Slopes	95%	6	5
W	Water	5%	8	0

Schools

	Code	Name
School District	97J	Siuslaw
Elementary School	609	Siuslaw
Middle School	608	Siuslaw
High School	610	Siuslaw

Political Districts

Election Precinct	4600	State Representative District 9	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative Boomer Wright	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District 5	Central Lincoln PUD Board Zone 4	
County Commissioner District 1 (West Lane)		State Senator Dick Anderson	Soil Water Cons. Dist/Zone	Siuslaw / 1
County Commissioner	Ryan Ceniga		Creswell Water Control District	data not available
EWEB Commissioner	N/A			
LCC Board Zone	1			
Lane ESD Board Zone	data not available			

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org

Liens

None. RLID displays liens issued by Cottage Grove, Florence, and Springfield Utility Board. Additional liens can be found in Deeds and Records.

Building Permits

Please check the [State of Oregon ePermitting System](#)

Land Use Applications

RLID does not contain any landuse application data for this jurisdiction

Petitions

RLID does not contain any petition data for this jurisdiction

Tax Statements & Tax Receipts

Account#: 0803724
 View tax statement(s) for: [2023 2022](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/15/2023	\$7,708.48	\$7,708.48	\$238.41	\$0.00	\$7,946.89
11/15/2022	\$7,396.36	\$7,396.36	\$228.75	\$0.00	\$7,625.11
11/15/2021	\$7,112.15	\$7,112.15	\$219.96	\$0.00	\$7,332.11
11/16/2020	\$6,988.17	\$6,988.17	\$216.13	\$0.00	\$7,204.30
11/14/2019	\$6,926.68	\$6,926.68	\$214.23	\$0.00	\$7,140.91

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
A & D Bay Street LLC	1355 Oak St Ste 200	Eugene, OR 97401

Taxpayer

Party Name	Address	City/State/Zip
A & D Bay Street LLC	1355 Oak St Ste 200	Eugene, OR 97401

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage	0.70
Fire Acres	N/A
Property Class	296 - Commercial, vacant waterfront
Statistical Class	N/A
Neighborhood	89701 - Bay Front
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 08100	Recording Number	N/A

Data source: Lane County Assessment and Taxation

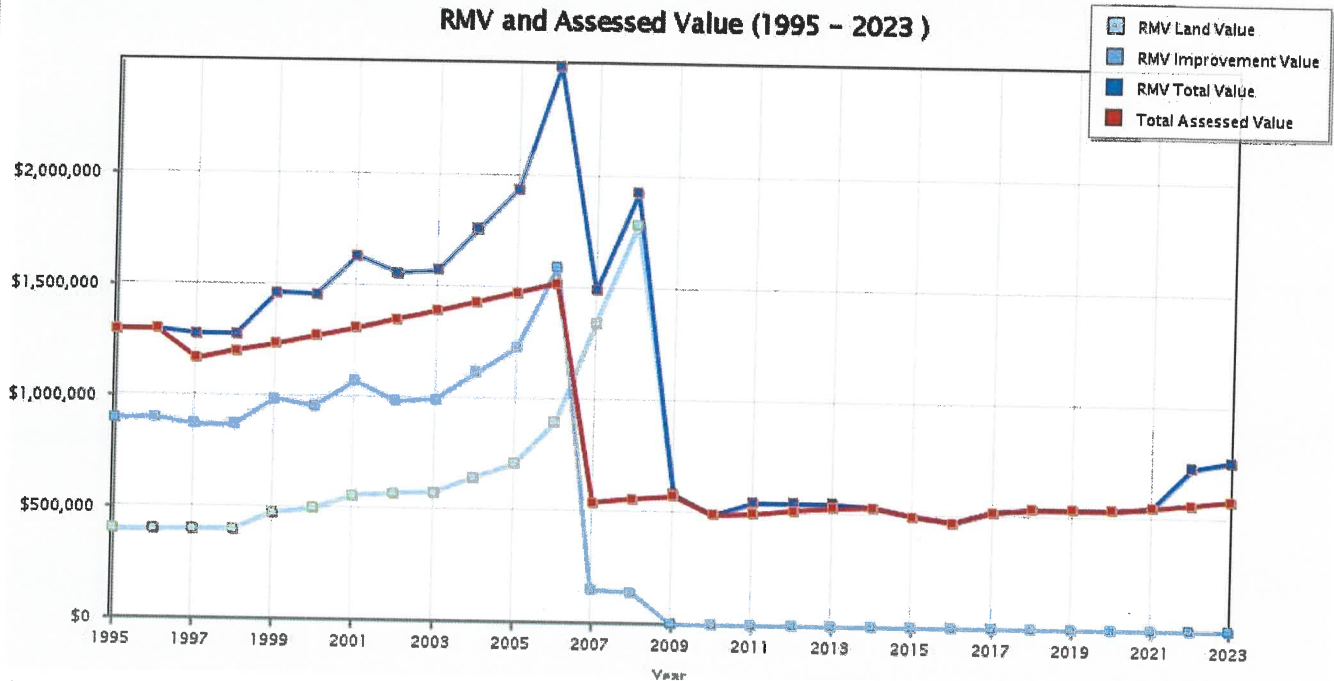
Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2023	\$758,082	\$0	\$758,082	\$581,440	\$7,946.89
2022	\$728,925	\$0	\$728,925	\$564,505	\$7,625.11
2021	\$548,064	\$0	\$548,064	\$548,064	\$7,332.11
2020	\$537,318	\$0	\$537,318	\$537,318	\$7,204.30
2019	\$537,318	\$0	\$537,318	\$537,318	\$7,140.91
2018	\$537,318	\$0	\$537,318	\$537,318	\$7,368.90
2017	\$521,668	\$0	\$521,668	\$521,668	\$7,093.27
2016	\$469,972	\$0	\$469,972	\$469,972	\$6,382.13
2015	\$494,708	\$0	\$494,708	\$494,708	\$6,768.06
2014	\$531,945	\$0	\$531,945	\$531,945	\$7,416.60
2013	\$548,397	\$0	\$548,397	\$528,928	\$7,426.18
2012	\$548,397	\$0	\$548,397	\$513,522	\$6,781.56
2011	\$548,397	\$0	\$548,397	\$498,565	\$6,489.37
2010	\$492,460	\$0	\$492,460	\$492,460	\$6,083.16
2009	\$579,360	\$0	\$579,360	\$573,090	\$7,140.93
2008	\$1,789,116	\$139,090	\$1,928,206	\$556,398	\$6,779.93
2007	\$1,345,200	\$147,970	\$1,493,170	\$540,192	\$6,493.86
2006	\$897,711	\$1,594,080	\$2,491,791	\$1,520,972	\$8,118.31
2005	\$709,856	\$1,228,180	\$1,938,036	\$1,476,672	\$18,183.89
2004	\$645,324	\$1,116,530	\$1,761,854	\$1,433,662	\$17,795.04
2003	\$576,183	\$996,900	\$1,573,083	\$1,391,905	\$17,335.62
2002	\$570,479	\$987,030	\$1,557,509	\$1,351,364	\$17,015.70
2001	\$559,294	\$1,072,860	\$1,632,154	\$1,312,004	\$16,649.33
2000	\$499,370	\$957,910	\$1,457,280	\$1,273,790	\$16,419.66
1999	\$475,590	\$987,540	\$1,463,130	\$1,236,689	\$16,368.94

1998	\$403,040	\$873,930	\$1,276,970	\$1,200,669	\$14,658.85
1997	\$403,040	\$873,930	\$1,276,970	\$1,165,698	\$14,150.87
1996	\$399,050	\$900,950	\$1,300,000	\$1,300,000	\$15,207.27
1995	\$399,050	\$896,170	\$1,295,220	\$1,295,220	\$15,472.96

RMV and Assessed Value (1995 - 2023)



Current Year Assessed Value \$581,440
 Less Exemption Amount * N/A
 Taxable Value \$581,440
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 09709
 Taxing Districts for TCA 09709
 Central Lincoln PUD
 City of Florence
 Lane Community College
 Lane County
 Lane Education Service District
 Port of Siuslaw
 Siuslaw Public Library District
 Siuslaw School District 97J
 Siuslaw Valley Fire & Rescue
 Urban Renewal Agency of City of Florence
 Western Lane Ambulance District

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
01/20/2011	\$300,000	2011-3504		U	No	Oregon Pacific Banking Co	A & D Bay Street LLC
04/24/2009	\$2,103,631	2009-22032		K	Yes	Wade Patrick W	Oregon Pacific Banking Co
11/11/2008	\$0	2008-68427		K	Yes	1150 Bay Street LLC	Oregon Pacific Banking Co
01/25/2005	\$2,650,000	2005-8067		Y	Yes	Chiou Hong Shiou & Hsueh Mei	1150 Bay Street LLC
04/14/1994	\$0	1994-28259		8	data not available	Chiou, Hong Shiou	data not available

Data source: Lane County Assessment and Taxation

AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401



TITLE NO. 0268134 JS
ESCROW NO. EU10-2121
TAX ACCT. NO. 0803716
MAP/TAX LOT NO. 18 12 34 1 2, #8000

Division of Chief Deputy Clerk
Lane County Deeds and Records

2011-003503



\$62.00

01200968201100035030010012

01/21/2011 01:49:05 PM

RPR-DEED Cnt=1 Stn=8 CASHIER 02
\$5.00 \$20.00 \$11.00 \$16.00 \$10.00

BARGAIN AND SALE DEED

OREGON PACIFIC BANKING COMPANY, Grantor,
conveys to
A & D BAY STREET, LLC, an Oregon Limited Liability Company, Grantee

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of LANE, State of Oregon, described as follows, to-wit:

Beginning at a point South 54° 47' 20" East 103.00 feet from the most Northerly corner of Block 2 of the ORIGINAL PLAT OF FLORENCE, as platted and recorded in Book T, Page 181, Lane County Oregon Deed Records, said point being on the Northerly line of said Block 2; thence leaving said Northerly line South 35° 12' 40" West 323 feet more or less to the low water line of the Siuslaw River; thence Southeasterly along said low water line to the Easterly line of Lot 3, Block 2 of said plat; thence along said Easterly line North 35° 12' 40" East 317 feet more or less to the Northerly line of said Block 2; thence along said Northerly line North 54° 47' 20" West 137.00 feet to the point of beginning, in Lane County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$303,000.00.

Dated this 20th day of January, 2011.

OREGON PACIFIC BANKING COMPANY

BY: Ronald S. Green
RONALD S. GREEN, Executive Vice President,
Chief Credit Officer

State of Oregon
County of Lane

This instrument was acknowledged before me on January 20, 2011 by OREGON PACIFIC BANKING COMPANY by RONALD S. GREEN, Executive Vice President, Chief Credit Officer.

Janice Marie Stoerck
(Notary Public for Oregon)
My commission expires 12/14/12

OREGON PACIFIC BANKING CO.
PO BOX 22000
FLORENCE, OR 97439
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

A & D BAY STREET, LLC
1355 OAK STREET, SUITE 200
EUGENE, OR 97401
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401



Real Property Tax Lot Record

Lane County Assessment and Taxation

Print Date: Jul 19, 2024



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The legal descriptions contained herein are for tax lot purposes only.

Included in this report:

1. A listing of documents affecting ownership and/or property boundary changes.
2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot 1812341208000	Current Parcel/Account	Current TCA
Status Active	0803716	09709

Document #	Type	Date	Effective Year	Tax Lot Acres
	Description Card			0.90

Comments:

PARCEL RECORD - Cartographic Unit

0803716

Page 1 of

Code Area: 18 Township: 12 Range: 34 Section: 1 1/16: 2 Parcel Number: 08000 Type: Number: 08000

Formerly part of _____

Map Number: Tax Lot Number: Special Interest:

History of Parcel

Exceptions/Additions	Date of Entry/ Acquisition	Deed Record		Acres Remaining
		Volume	Page	
New Description	2007 LLA	2006	064121	0.52
AC CORR by GIS for 2011	2009 DE	2008	068427	
ALSO: 0.20 ac from TL 08001 by 2010-036009 for 2011 Contains m/1				0.70
NEW DESCRIPTION EXB C 2011 LLA	2011 BS	2011	003503	
				0.90

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

Map No. 97-23

Map No. 8000 SECTION 34 TOWNSHIP 12W RANGE 12W W.M.

LOT NO. 18 BLOCK NO. 2 ADDITION Florence CITY

LEGAL DESCRIPTION	DEED RECORD DATE OF ENTRY	DEED NUMBER	ACRES REMAINING
The East 20.0 feet of Lot 3, Block 2 of the Town of Florence as platted and recorded on page 181 of Volume T, Lane County Oregon Deed Records in Lane County Oregon.	1958	25673	
Beginning at the most Easterly corner of Lot 3, Block 2, Town of Florence, as platted and recorded in Book T, Page 181, Lane County Oregon Deed Records, in Lane County, Oregon; thence Northwesterly 20 ft. along the N'ly line of said lot; thence	1965	R235/41838	
Southwesterly parallel with the E'ly line of said lot 2 to the right bank of the Siuslaw River; thence	1971	R522/38945	*
Upstream along said bank to the E'ly line of said lot; thence	1974	R700/32088	
N'E'ly along said line to the place of beginning	1978	R905/26889	*
in Lane County, Oregon.	1980	R1068/1958*	
	1986	R1411/8627757*	
	1994 BS	R1943/943859	
	2005 BS	2005-008067	0.67
			0.51
			0.52

CANCELLED

AC correction by LLA deed for 2007

ALSO 0.56 ac from TL 08100 for 2007 by 2006-064119, Contains m/1

EXCEPT 0.16 ac out to TL 08100 for 2007 by 2006-064120, Contains m/1

ALSO 0.01 ac from TL 08100 for 2007 by 2006-064121, Contains m/1

Remarks

CANCELLED - 2007

*Description does not read like the above but however is included therein.

2006-064121

CANCELLED

**EXHIBIT "B"
PROPERTY 2**

Beginning at the Northwest corner of Lot 10, Block 2 of the Original Plat of Florence, as platted and recorded in Volume T, Page 181, Lane County, Oregon Plat Records; Thence East along the North line of said Block 2, a distance of 175.00 feet to the True Point of Beginning; Thence South and parallel with the East line of Lot 5, a distance of 104.00; Thence West and parallel with the North line of said Block 2, a distance of 62.00; Thence South and parallel with the East line of said Lot 7, a distance of 126.00 feet more or less, to the mean high water line of the Siuslaw River; Thence Easterly along said line 127.00 feet more or less to the East line of Lot 3 of said Block 2; Thence North along said East line 230.00 feet to the North line of said Block 2; Thence West along said North line 65.00 feet to the True Point of Beginning.

Containing 0.51 acres more or less.

CANCELLED - 2011

2010-036009

EXHIBIT C

(Legal Description of Post-Boundary Adjustment Tract 2)

Beginning at a point South 54° 47' 20" East 103.00 feet from the most Northerly corner of Block 2 of the Original Plat of Florence, as platted and recorded in Volume T, Page 181, Lane County, Oregon Deed Records said point being on the Northerly line of said Block 2; thence leaving said Northerly line South 35° 12' 40" West 323 feet more or less to the low water line of the Siuslaw River; thence Southeasterly along said low water line to the Easterly line of Lot 3, Block 2 of said plat; thence along said Easterly line North 35° 12' 40" East 317 feet more or less to the Northerly line of said Block 2; thence along said Northerly line North 54° 47' 20" West 137.00 feet to the point of beginning in Lane County, Oregon.

18-12-34-12-08000
0803716
Pg 2

Commercial Appraisal Cards

Lane County Assessment and Taxation

Print Date: Jul 19, 2024



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Historical Document: Information contained in the following document is historical in nature and may not be current.

Map & Tax Lot 1812341208000

Status Active

Current Parcel/Account

0803716

Type

Commercial Appraisal Card

Archive Date

02/26/2012

18-12-34-1-2
97-00

8000
803716

LAND APPRAISAL

ACCT. No. _____

CODE No. _____

RECORD OF APPRAISAL ORS 309.234

BAY BRIDGE DEVELOPMENT
29476 AIRPORT RD
EUGENE OR

97402

803716
18 12 34 12-08000
CLS 210 0000 CY 6 ACRES

97-00
0.00

SEE PROVAL

SUB TOTAL "A"	\$	10800
INCREMENTS TO LAND "B"	\$	18000
GROSS LAND VALUE "A" + "B"	\$	
SITE ADJUSTMENTS -75 %	\$	(8100)
TOTAL APPRAISED VALUE	\$	2700 18000
APPR. BY <u>222 255</u>	DATE	<u>7-17-79</u> 19 <u>80</u>

MARKET DATA

PURCHASE PRICE \$ _____

DATE _____

DEED _____ TYPE _____

CONTRACT _____

TRADE _____

RENT _____

LISTING _____

REMARKS:

075M #69922 .40 ac from A 803724

ZONING		COMPUTATION							
RESIDENTIAL		DIMENSIONS OR ACRES	LAND CLASS	BASIC UNIT VALUE	ADJUSTMENT FACTORS			ADJUSTED UNIT VALUE	TOTAL VALUE
MULTI-FAMILY									
COMMERCIAL		<u>18900</u>		<u>600/ft.</u>					<u>10800</u>
NEIGHBORHOOD COM'L		<u>EFF. 18FF</u>							
LT. INDUSTRIAL		<u>18900</u>							
HVY. INDUSTRIAL		<u>18FF</u>	<u>WF</u>	<u>1000 FF</u>			<u>1000</u>		<u>18000</u>
AGRICULTURAL		<u>.51 ac</u>							
WATER FRONT <u>x</u>									
AREA IMPROVEMENTS									
SIDEWALKS									
CURBS	<u>x</u>								
STREET	<u>x</u>								
WATER	<u>x</u>								
SEWERS	<u>x</u>								
ELECTRICITY	<u>x</u>								
SITE ADJUSTMENTS %									
ROAD TYPE D G P									
MI. TO ALL WTHR. RD.									
MI. TO MKT. CENTER									
TOPOGRAPHY									
VIEW									
STANDARD DEPTH	FEET								<u>18000</u>
STANDARD DEPTH	<u>150</u>	<u>.51</u>			← TOTAL ACRES				<u>10800</u>
EFFECTIVE DEPTH		<u>222</u>		<u>12/12/79</u>					

JUN 09 1980
3-67

COMMERCIAL IMPROVEMENT APPRAISAL

CODE AREA

18-12-34-12 ~~8100~~ 8000
 97-00 ~~809724~~ 803711

T.L. NO.

RECORD OF LAST APPRAISAL ORS 308,234
 DATE 1-2-89 VALUE 510,170
 RECORD OF ADJUSTMENTS
 DATE 1-2-89 ADJ. VALUE 68,000
 BY [Signature] DATE 1-2-89 ADJ. VALUE 1,088,800

MURREL OLSEN & SONS
 30714 E CAMAS SWALE RD
 GRESWELL OR SEE PROVAL 57-26
 375103
 17 4 12 4 301
 CLS 710 CY 3 ACRES 4-17
 5.90

18.12.34.12.08000
 DATE OF SALE VERIFIED YES NO
 0803716 TERMS
 ALLOCATION BY: OWNER APPR

OWNER
 1082
 Pagers 1 stat 446

NEIGHBORHOOD CHARACTERISTICS		INTERIOR INSPECTED: YES NO		PERSON CONTACTED		PROPERTY CHARACTERISTICS	
USE	TYPE	DEVELOP	STATIC	STONE	USE	BUILDING	SITE IMPS
RETAIL	CENTRAL CORE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				WATER
OFFICE	URBAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				SEWER
MULTIFAM.	STRIP COM'L						ELEC
WHOLESALE	SPOT COM'L						GAS
INDUSTRIAL	SHOPPING CNTR						PROPER IMP.
	SUBURBAN						OVER-IMP.
							UNDER-IMP.

ZONING: WC
 HIGHEST AND BEST USE

SUMMARY OF APPROACHES		MARKET	
COST	INCOME	BUILDING VALUE	OTHER IMPS
BUILDING D.R.C. \$ 61,570	BUILDING VALUE \$		
YARD AND MISC IMP \$ 453,600	OTHER IMPS \$		
TOTAL IMPROVEMENT VALUE \$ 665,170	TOTAL IMPROVEMENT VALUE \$		

FINAL RECONCILIATION
 For 1-2-89 Stat 507 Comp 620,530 ORS = 510,170
 JUN 09 1995 3-81

FINAL VALUE ESTIMATE \$
 (TRANSFER TO RECORD OF LAST APPRAISAL)

INCOME APPROACH		BUILDING RESIDUAL	
INCOME SCHEDULE		OPERATING EXPENSE SCHEDULE	
FLOOR	TENANT	BUSINESS	REPORTED INCOME
8043 & 103	8040	8000	96480
1000 & 50	8000	8000	96000
TRIPLE NET			
TOTAL ECONOMIC GROSS INCOME \$ 106,080		TOTAL (A) \$	

SELECTION OF RATES:
 INT % RECAP % TAXES %
 ECONOMIC GROSS INCOME \$ 106,080
 VACANCY 5% = \$ 5,300
 EFFECTIVE GROSS INCOME \$ 100,780

EXPENSES
 MANAGEMENT % \$
 CHARGES TO PERS. PROPERTY % \$
 CHARGES TO LAND % \$ 5,040
 5% MISC OPERATING EXPENSES (A) \$ 5,040
 TOTAL EXPENSES \$ 95,740
 NET INCOME IMPUTABLE TO BUILDING \$ 95,740
 PROPERTY
 INDICATED BUILDING VALUE
 NET INCOME \$ 95,740 + 12% RATE OF
 \$ 79,780
 (TRANSFER TO SUMMARY)

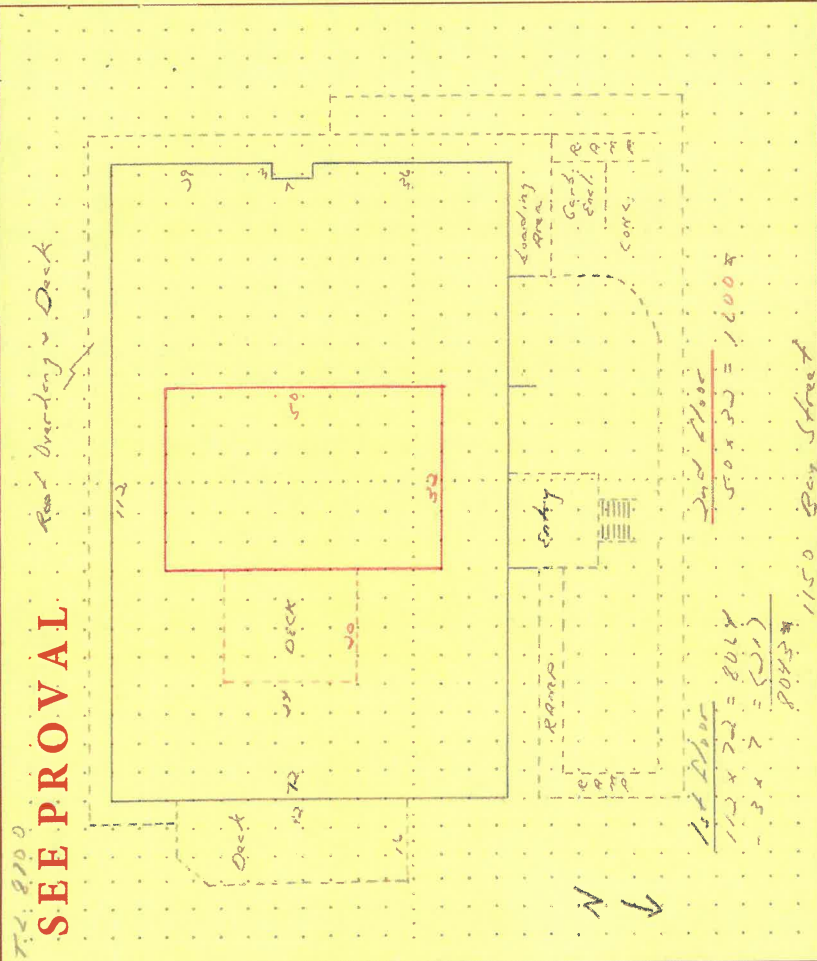
MARKET DATA APPROACH	
APPRaiser	DATE
355	3-17-92

COMPARISON	
SELECTION OF UNIT:	COMPUTATIONS:
UNIT (TYPE)	GROSS RENT MULTIPLIER
	SELECTION OF GRM:
UNITS X \$ /UNIT	GROSS INCOME \$ X GRM = \$
LESS PERS. PROPERTY VALUE	LESS PERS. PROPERTY VALUE
LESS LAND VALUE	LESS LAND VALUE
INDICATED BUILDING VALUE	INDICATED BUILDING VALUE

APPRaiser DATE
 (TRANSFER TO SUMMARY)

18.12.34.12.08000 COST APPROACH

BUILDING DIAGRAM-AREA COMPUTATION



ITEM	NO. OR UNIT	OR AREA	BASE COST	% QUAL	INDEX	REPL. COST	% GOOD	DEPREC. REPL. COST
BT Parking v Curbs	100	2800	1600	96	1600	2880	96	2880
Yard Light	100	5	1500	95	1425	5500	95	5500
Concrete Walks	50	100	1150	95	1092	1150	95	1150
Decking v Ramps	50	100	1150	95	1092	1150	95	1150
						45360		45360
								45360

GROUP	TYPE	CLASS	BASE FACTOR	LUMP SUM
GROUND FLOOR AREA	8043	9613	0	
AVL. SIZE	UNITS IN COMPLEX	%		
FACTOR BOOK	Marshall	BASE ADJ. FACTORS		
FOUNDATION	CONC. BLK. BRICK REINF. PLING. AT CORN. BEAR. STRINGS			
FRAME	BEARING WALL PILASTERS COL & BEAMS: WD CONC STL			
EXTERIOR WALL	HGT. 12' WD FR SGL DBL COVER: CONC. POURED TILT-UP BLK			
ROOF	CONST. WD FR CONC STL TRUSS TYPE: FLAT SHED GAB			
FLOOR	WD FR: SGL DBL COVER: NONE LINO H WD CARPET VINYL TILE			
PARTITIONS	CONST. WD FR MTL MASONRY COVER: DRYWALL PLAS ACCOU TILE			
INTERIOR COMPONENTS	APPLIANCES: RANGE DISHWASHER HOOD/FAN GD INTER-COM			
ELECTRICAL	TOIL LAV URINAL TUB SHWR KIT SINK SERV SINK DR FOUR MTR			
PLUMBING	HEAT: FA ELEC SUSP HT WTR UNIF COOLERS			
HEATING-COOLING	BASEMENT			
UPPER STORIES	SPRINKLER SYSTEM (SEE COST DRAW)			
EXT. COMP.				
MISC. ADDITIONS				
BUILT 1982-89	COST \$			
REMOD. 19	COST \$			
EFFECTIVE AGE				
REMARKS:				
BLOG AREA	50 FT UNITS X			
TOTAL BASE COST \$	64810			
REPLACEMENT COST NEW \$	64810			
DEPRECIATION 5% PHY	3240			
DEPRECIATED REPLACEMENT COST \$	61570			

APPRISER: *DD* DATE: 7-30-89

TOTAL DEPRECIATED REPLACEMENT COST (TRANSFER TO SUMMARY) \$ 47750

Real Property Tax Lot Record

Lane County Assessment and Taxation

Print Date: Jul 19, 2024



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1. A listing of documents affecting ownership and/or property boundary changes.
2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot 1812341208100	Current Parcel/Account	Current TCA
Status Active	0803724	09709

Document #	Type	Date	Effective Year	Tax Lot Acres
	Description Card			0.70

Comments:

PARCEL RECORD - Cartographic Unit

0803724

Page 1 of

Code Area	Township	Range	Section	1/16	Parcel Number	Type	Number
	18	12	34	1	2	08100	
Map Number				Special Interest			
Tax Lot Number				History of Parcel Prior to Re-mapping			
Previous Account Number				Previous Tax Lot Number			

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

MAP NO. 18, RANGE 12, SECTION 34, TOWNSHIP 18, RANGE 12, W.M. AERIAL PHOTO
 TAX LOT NO. 8100 SECTION 34 TOWNSHIP 18 RANGE 12 W.M.
 ACCOUNT NUMBER 7

LOT NO.	BLOCK NO.	ADDITION	CITY
4 thru 10	2		Florence

LEGAL DESCRIPTION

Lots 4, 5, 6, 7, 8, 9, 10, Block 2 of the Town of Florence as platted and recorded on page 181 of Volume T, Lane County Oregon Deed Records in Lane County, Oregon. which is Tax Lot (1) of Lot 3 in Block 2 of the Town of Florence as platted and recorded on page 181 of Volume T, Lane County, Oregon Deed Records in Lane County, Oregon. which is Tax Lot (1) of Lot 3 in Block 2

ALSO The West 10.0 feet of Lot 3 in Block 2 of the Town of Florence as platted and recorded on page 181 of Volume T, Lane County, Oregon Deed Records in Lane County, Oregon. which is Tax Lot (1) of Lot 3 in Block 2

Ac correction by LLA deed for 2007

EXCEPT 0.56 ac out to TL 08000 for 2007 by 2006-064119, Contains m/l

ALSO 0.16 ac from TL 08000 for 2007 by 2006-064120, Contains m/l

EXCEPT 0.01 ac out to TL 08000 for 2007 by 2006-064121, Contains m/l

*Description does not read like the above but however is included therein.

ACRES REMAINING

0.90

0.70

0.75

0.60

0.76

0.75

CANCELLED 2007

Formerly part of	History of Parcel		Acres Remaining
	Date of Entry/ Acquisition	Deed Record Volume Page	
New Description	2007 LLA	2006 064121	0.75
	2009 DE	2008 068427	
Ac corr by GIS for 2011	2009 HE	2009-022032	List
EXCEPT: 0.20 ac from TL 08000 by 2010-036009 for 2011 contains m/l			0.90
NEW DESCRIPTION EX B	2011 44	2010 036009	0.70
	2011 85	2011 003504	

Remarks

CANCELLED 2007

2006-064121

CANCELLED

**EXHIBIT "A"
PROPERTY 1**

Beginning at the Northwest Corner of Lot 10, Block 2 of the Original Plat of Florence, as platted and recorded in Volume T, Page 181, Lane County, Oregon Plat Records: Thence East along the North line of said Block 2 a distance of 175.00 feet; Thence South and parallel with the East line of said Lot 5, a distance of 104.00 feet; Thence West and parallel with the North line of said Block 2, a distance of 62.00 feet; Thence South and parallel with the East line of said Lot 7, a distance of 126.00 feet more or less to the mean high water line of the Siuslaw River; Thence Westerly along said line 113.00 feet more or less to the West line of said Lot 10; Thence North along said West line 230.00 feet more or less to the Point of Beginning.

Containing 0.75 acres more or less.

CANCELLED - 2011

2010-036009

EXHIBIT B

(Legal Description of Post-Boundary Adjustment Tract 1)

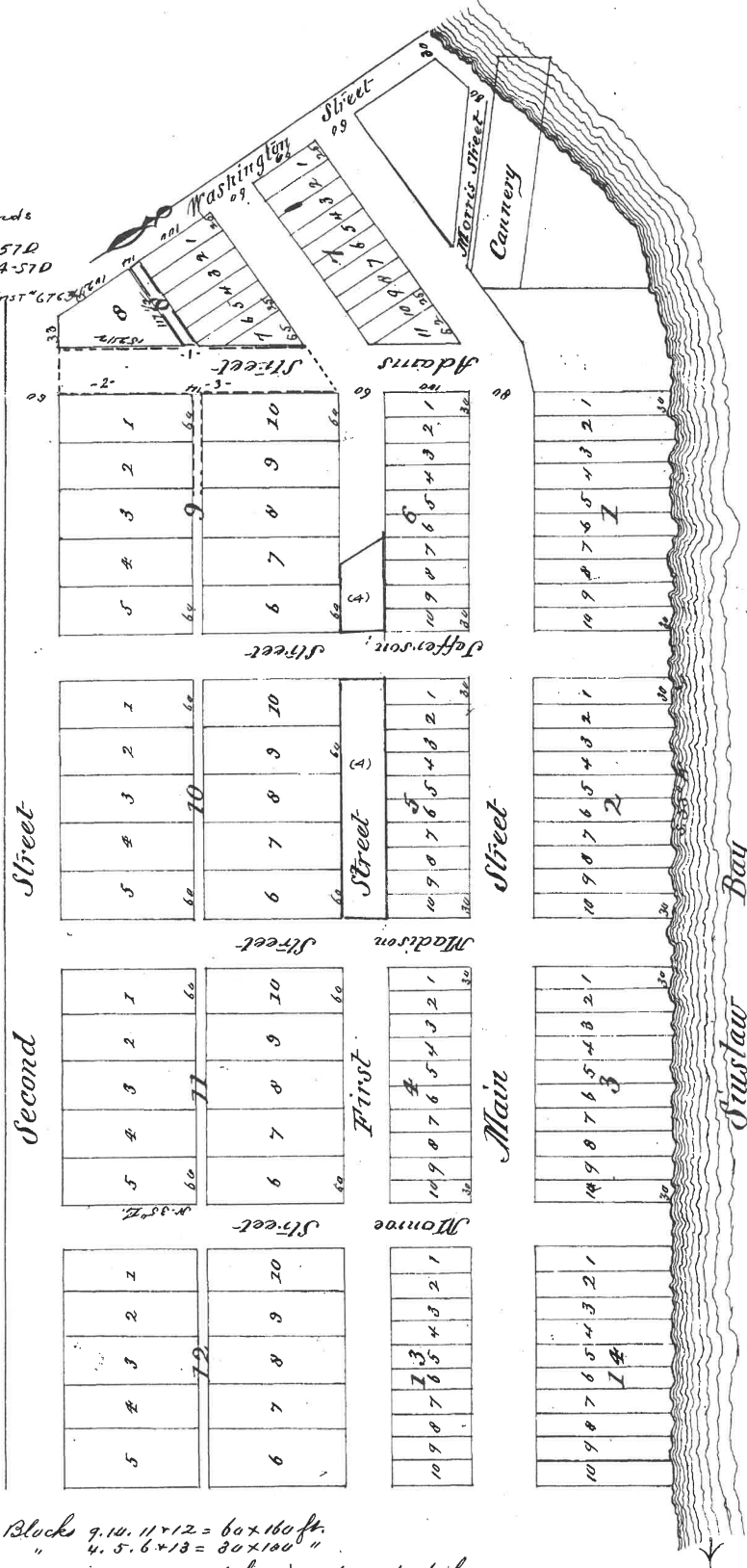
Beginning at the most Northerly corner of Block 2 of the Original Plat of Florence, as platted and recorded in Volume T, Page 181, Lane County, Oregon Deed Records; thence South 54°47'20" East 103.00 feet along the Northerly line of said Block 2; thence leaving said Northerly line South 35°12' 40" West 323 feet more or less to the low water line of the Siuslaw River; thence Northwesterly along said low water line to the Easterly right of way line of Juniper Street (Madison Street); thence along said right of way line North 35°12' 40" East 328 feet more or less to the point of beginning in Lane County, Oregon.

lcatbls 03/28/11 1:46:04 PM

18-12-34-12-08100
0803724
Pg 2

Florence - Lane County, Oregon.

Vacated See Vol. 331
 Page 129-30 Lane Co Deed Records
 Vacated See #3674, R 93-57D
 Vacated See #21634, R 104-57D
 Vacated See R 193 D - Inst # 6763



Lots in Blocks 9, 10, 11 + 12 = 60 x 160 ft.
 " " " 4, 5, 6 + 13 = 30 x 100 "
 " " " 1, 2, 3 + 14 = 30 ft. wide extending to low water.
 Alley 14 ft wide + Main St, West of Adams St, 80 ft. wide +
 Washington St, 30 ft wide, All other streets 60 ft. wide.

Know all men by these presents, that J. Geo. M. Miller do hereby dedicate to the public the streets and Alley marked and described upon the annexed plat of the town of Florence, situated in lots 6 & 7 Sec. 34, S. 18, R. 12 West, in Lane County Oregon
 Witness My R. W. Hornade - A. B. Woodcock's
 State of Oregon
 County of Sahalee
 Geo. M. Miller, to me personally known to be the substantial person described in and who executed the foregoing declaration and acknowledged to me that he executed the same for the purpose therein named.
 Recorded June 1st 1881.

Know all men by these presents, that J. Geo. M. Miller do hereby dedicate to the public the streets and Alley marked and described upon the annexed plat of the town of Florence, situated in lots 6 & 7 Sec. 34, S. 18, R. 12 West, in Lane County Oregon
 Witness My R. W. Hornade - A. B. Woodcock's
 State of Oregon
 County of Sahalee
 Geo. M. Miller, to me personally known to be the substantial person described in and who executed the foregoing declaration and acknowledged to me that he executed the same for the purpose therein named.
 Recorded June 1st 1881.

Commercial Appraisal Cards

Lane County Assessment and Taxation

Print Date: Jul 19, 2024



In preparation of these records, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Lane County disclaims any responsibility for typographical errors and accuracy of this information. The information and data included on Lane County servers have been compiled by Lane County staff from a variety of sources, and are subject to change without notice to the User. Lane County makes no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.

Historical Document: Information contained in the following document is historical in nature and may not be current.

Map & Tax Lot 1812341208100

Status Active

Current Parcel/Account

0803724

Type

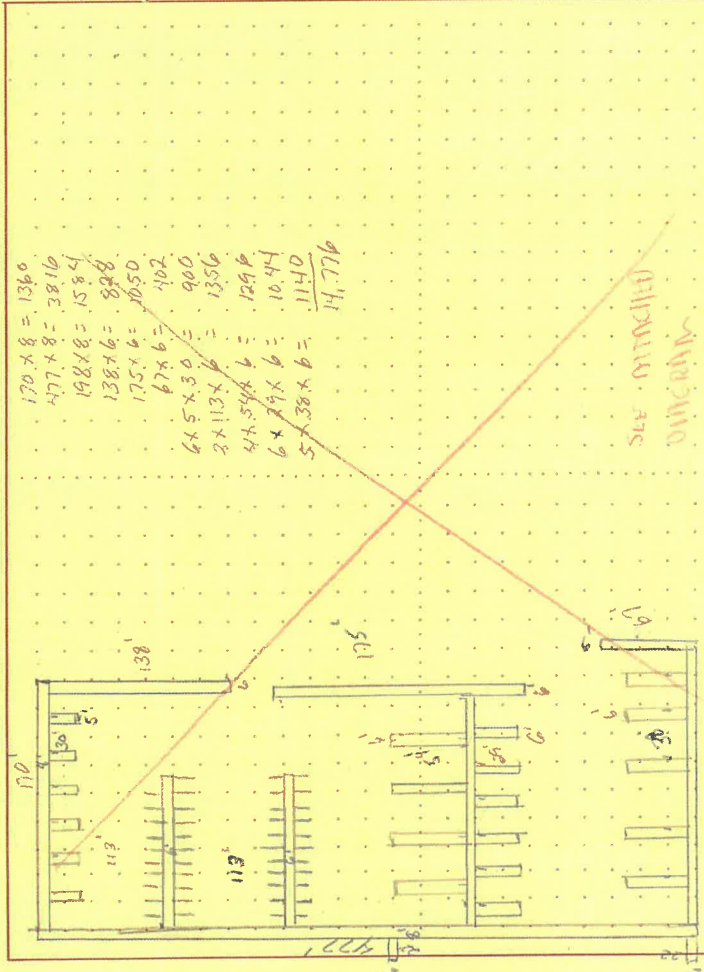
Commercial Appraisal Card

Archive Date

02/26/2012

18.12.34.12.0810 COST APPROACH

BUILDING DIAGRAM-AREA COMPUTATION



SEE PROVAL

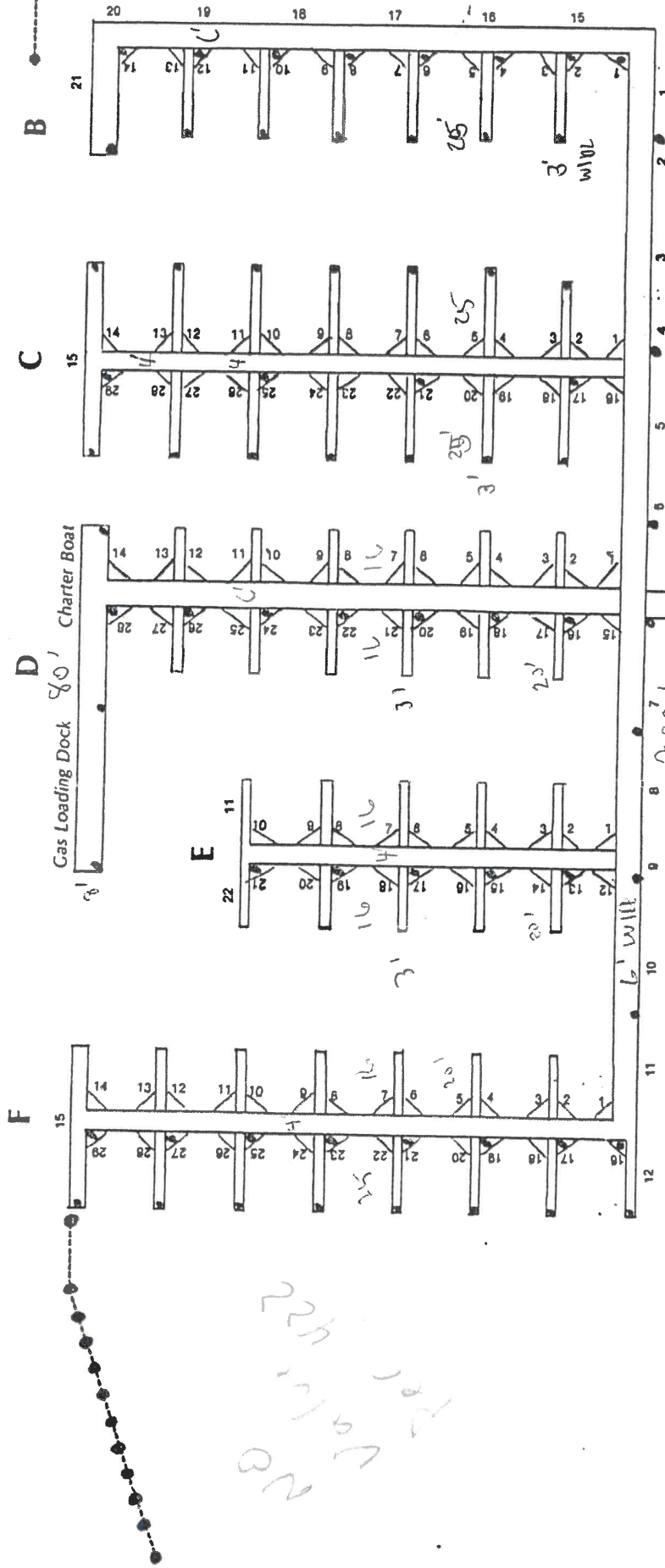
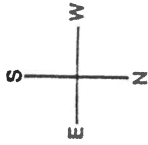
YARD AND MISCELLANEOUS IMPROVEMENTS						
ITEM	UNIT COST	NO. OR AREA	BASE COST	% QUAL INDEX	REPL. COST	DEPREC. REPL COST
Back & Driveway	10.50	14.776	155.148		155.148	72,570
141 Small Court Slips	2500	141	352,500		352,500	141,000
13T Parking	2.77	6498	17,800		17,800	17,800
TOTAL DEPRECIATED REPLACEMENT COST (TRANSFER TO SUMMARY)						\$ 272,570

GROUP	TYPE	CLASS	GROSS FLOOR AREA	% ADJ. FACTORS	LUMP SUM ADJ. FACTORS + OR -												
						BASE FACTOR	REPLACEMENT COST NEW \$	DEPRECIATED REPLACEMENT COST \$									
FOUNDATION	CONC BLK BRICK REINF	COL & BEAMS: WD CONC STL															
FRAME	BEARING WALL PILASTERS	COL & BEAMS: WD CONC STL															
EXTERIOR WALL	HGT: WD FR: SOL DBL BRICK: SOLID VEN OTHER: STUCCO MTL & GLASS	COVER: POURED TILT-UP BLK															
ROOF	MTL FR: BEAM & GIRDER TRUSS COVER CONST: WD FR CONC STL TRUSS COVER: BUILT-UP COMPO SHGL SHAKE MTL	TYPE: FLAT SHED GAB															
FLOOR	WD FR: SOL DBL COVER: NONE LINO H-WO CARPET VINYL TILE	CONC: GRADE ELEV. REINF.															
PARTITIONS	CONST: WD FR MTL MASONRY CEILING: DRYWALL PLAS ACCOU. TILE BUS SYSTEM	COVER: DRYWALL PLAS PANEL															
INTERIOR COMPONENTS	APPLIANCES: RANGE BUILT-INS: FIR H-WD ELEVATOR ESCALATOR	DISHWASHER HOOD/FAN GD INTER-COM															
ELECTRICAL	FLOD INCAN SPEC TOIL LAV URINAL TUB SHWR KIT SINK SERV SINK DR FOUN HTR	FIRE SPKR FEW AVE MANY															
PLUMBING	HEAT: FA ELEC SUSP COOL: COMB SYS	HT WTR UNIT COOLERS															
HEATING-COOLING	NONE FULL X UNFIN: FIN: WALLS USE: FLOOR HEAT/COOL: CEIL	WALLS: CONC FLR: CONC															
BASEMENT	NONE PARTITIONS: WD FR MTL USE: CANOPY DOCK	FLOOR: WD FR CONC COVER: WD FR MTL															
UPPER STORIES																	
EXT. COMP.																	
MISC. ADDITIONS																	
<table style="width: 100%; border: none;"> <tr> <td>BUILT 19</td> <td>COST \$</td> <td>SUB-TOTALS</td> <td></td> </tr> <tr> <td>REMOD. 19</td> <td>COST \$</td> <td>TOTALS</td> <td></td> </tr> <tr> <td>EFFECTIVE AGE</td> <td></td> <td></td> <td></td> </tr> </table>						BUILT 19	COST \$	SUB-TOTALS		REMOD. 19	COST \$	TOTALS		EFFECTIVE AGE			
BUILT 19	COST \$	SUB-TOTALS															
REMOD. 19	COST \$	TOTALS															
EFFECTIVE AGE																	
<table style="width: 100%; border: none;"> <tr> <td>BLDG. AREA</td> <td>50 FT UNITS X</td> <td>TOTAL BASE COST \$</td> <td></td> </tr> <tr> <td></td> <td></td> <td>REPLACEMENT COST NEW \$</td> <td></td> </tr> <tr> <td></td> <td></td> <td>DEPRECIATED REPLACEMENT COST \$</td> <td></td> </tr> </table>						BLDG. AREA	50 FT UNITS X	TOTAL BASE COST \$				REPLACEMENT COST NEW \$				DEPRECIATED REPLACEMENT COST \$	
BLDG. AREA	50 FT UNITS X	TOTAL BASE COST \$															
		REPLACEMENT COST NEW \$															
		DEPRECIATED REPLACEMENT COST \$															
APRAISER: 255 DATE: 7-30-91 (TRANSFER TO SUMMARY)																	

18.12.34.12.08100

Office Copy

Siuslaw River



Bay Bridge Marina
1150 Bay St. • P.O. Box 117
Florence, OR 97439
(503) 997-2406

141 SMALL BOAT SLIPS

SEE PROVAL

Kingwood St.

PROPERTY CLASS 251 LAND APPRAISAL ACCT. NO. _____
 PHOTO NO. _____ CODE NO. _____

RECORD OF APPRAISAL ORS 308.234	
SUB TOTAL "A"	\$ 151,200
INCREMENTS TO LAND "B"	\$ 252,000
GROSS LAND VALUE "A" + "B"	\$
SITE ADJUSTMENTS _____%	\$ 252,000
TOTAL APPRAISED VALUE	\$ 151,200
APPR. BY <u>222 255</u>	DATE <u>1/17/92</u> 19 <u>90</u>

BAY BRIDGE DEVELOPMENT
 29476 AIRPORT RD
 EUGENE OR 97402
SEE PROVAL
 803724
 18 12 34 12-08100
 CLS 251 0499 CY 6 ACRES 97-00
 416 0.00

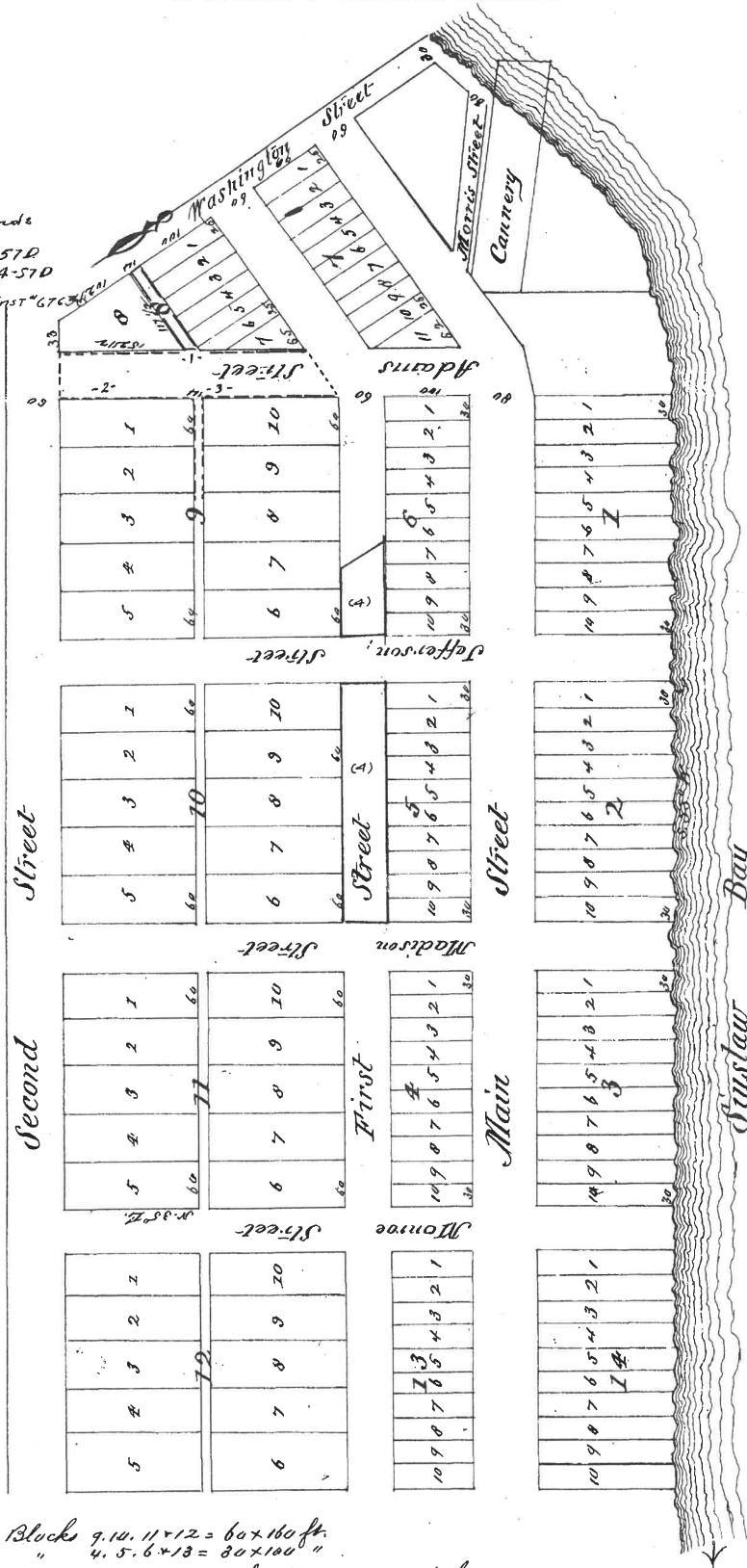
MARKET DATA
PURCHASE PRICE \$ _____
DATE _____
DEED _____ TYPE _____
CONTRACT _____
TRADE _____
RENT _____
LISTING _____

REMARKS:
 07 SM 69922 LLA gave .40 ac to Acct
 803718.

ZONING		COMPUTATION							
RESIDENTIAL		DIMENSIONS OR ACRES	LAND CLASS	BASIC UNIT VALUE	ADJUSTMENT FACTORS			ADJUSTED UNIT VALUE	TOTAL VALUE
MULTI-FAMILY									
COMMERCIAL		74,110 ft		600/ft					151,200
NEIGHBORHOOD COM'L		EFF. 252FF							
LT. INDUSTRIAL		EFF 252FF	WF	1000FF					252,000
HVY. INDUSTRIAL									
AGRICULTURAL		.76 ac	WF						
WATERFRONT	X								
AREA IMPROVEMENTS									
SIDEWALKS									
CURBS	X								
STREET	X								
WATER	X								
SEWERS	X								
ELECTRICITY	X								
SITE ADJUSTMENTS %									
ROAD TYPE D G P									
MI. TO ALL WTHR. RD.									
MI. TO MKT. CENTER									
TOPOGRAPHY									
VIEW									
STANDARD DEPTH	FEET								
STANDARD DEPTH	150	.76 ac		← TOTAL ACRES				SUB TOTAL "A"	151,200
EFFECTIVE DEPTH		222		12/12/79				(TRANSFER TO VALUE SUMMARY) →	

Florence - Lane County, Oregon.

Vacated see Vol 331
 Page 129-30 Lane Co. Deed Records
 Vacated see #3674, R 93-57D
 Vacated see #21634, R 104-57D
 VACATED See R 193 D - Inst # 6703



Lots in Blocks 9, 10, 11 x 12 = 60 x 160 ft.
 " " 4, 5, 6 x 13 = 80 x 100 "
 " " 1, 2, 3 x 14 = 30 ft. wide extending to low water.
 Alleys 14 ft. wide x Main St. West of Adams St. 20 ft. wide.
 Washington St. 30 ft. wide, All other Streets 60 ft. wide.

Know all men by these presents that J. Geo. M. Miller do hereby dedicate to the public the streets and alleys marked and described upon the annexed plat of the town of Florence, situated in lots 6 & 7 Sec. 34, S. 18 T. 12 R. 12 West in Lane County Oregon
 Witness My R. W. Corrao - A. C. Woodcock's
 State of Oregon
 County of Lane
 J. Geo. M. Miller
 On this 6th day of June 1884, before me, County Clerk in and for Lane County, Oregon, personally appeared the within named J. Geo. M. Miller, to me personally known to be the identical person described in and who executed the foregoing dedication and acknowledged me therefor as executed the same for the purpose therein named.
 Recorded June 15th 1884.

Bay Bridge Marina

Marina Phone: 541-997-2406

1150 Bay Street,
Florence, OR 97439

SLIP INFORMATION:

Bay Bridge Marina is located at 1150 Bay Street in Florence, OR.

Bay Bridge Marina has not been reviewed by any members, be the first to review and rate this marina!

To contact the marina directly dial 541-997-2406.

Cruising in Florence is an activity throughout all of Oregon.

General Information

[Photos](#)

[Charts](#)

AMENITIES

RATES / POLICIES

Rates

This Marina has not submitted rate info.

Policies


There are no marina policies listed for this marina.

ADDITIONAL INFORMATION

■ Latitude: 43.96652

■ Longitude: -124.10875

Photos of Site

 A wide-angle photograph showing the front (north) side of a two-story building. The building has a light-colored facade and a dark roof. A large tree is in the foreground, and a paved area is visible in the lower left. The sky is blue with some clouds.	<p>Front (north) side of existing building on TL 8000.</p>
 A close-up photograph of the front side of the building, looking westward. The image shows a concrete foundation wall, a wooden deck with a white railing, and a concrete walkway. The building's exterior is light-colored with several windows.	<p>Front side of existing building on TL 8000 looking westward. Shows foundation wall.</p>
 A photograph showing the west side of the building. The image highlights the foundation, a sea wall, and the deck support structure. The building's exterior is light-colored, and there are some plants in the foreground.	<p>West side of building. Shows foundation sea wall and deck support structure.</p>



West side of building.
Shows foundation sea
wall and deck support
structure.

Facing west. TL
8000/8100. Sea wall.



Facing west. TL
8000/8100. Sea wall.

Photo taken looking
across TL 8100 to
residential
development to the
west.



Photo taken at east edge of TL 8000, facing east. East lot line sea wall can be seen.

Photo taken at east edge of TL 8000, facing east. East lot line sea wall can be seen.

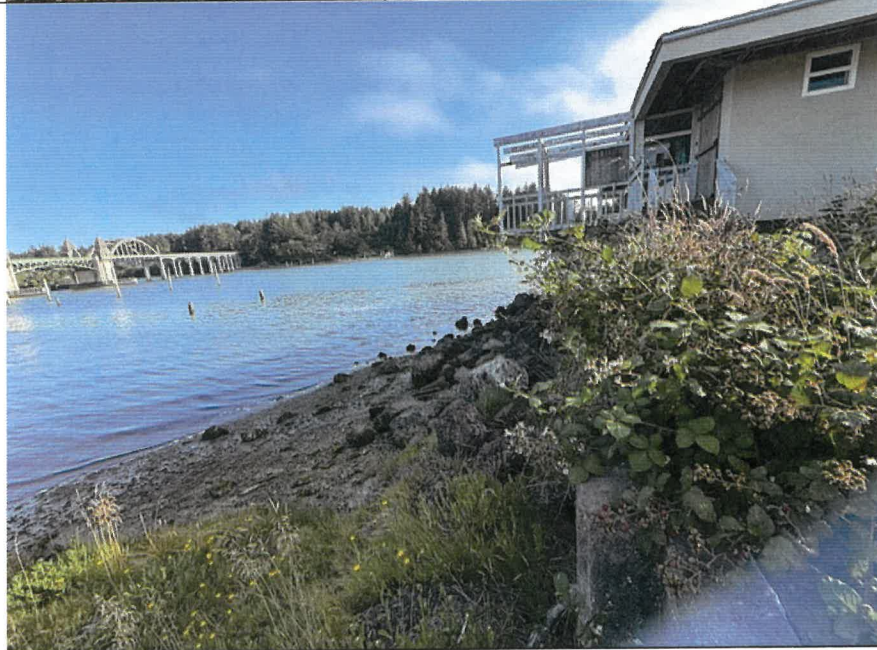
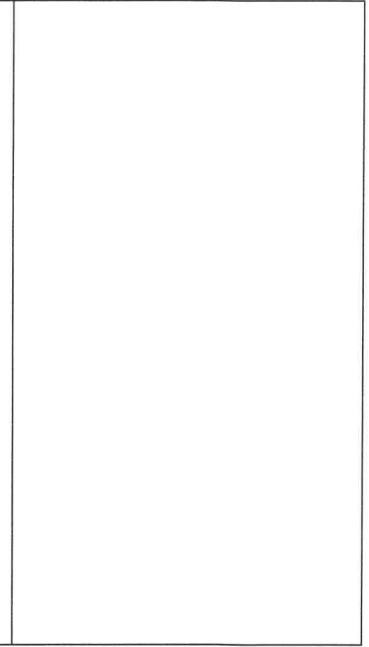


Photo taken standing on east lot line sea wall facing south towards inlet.

East side of building



CITY OF FLORENCE, OREGON

Zoning Map

Zoning Districts

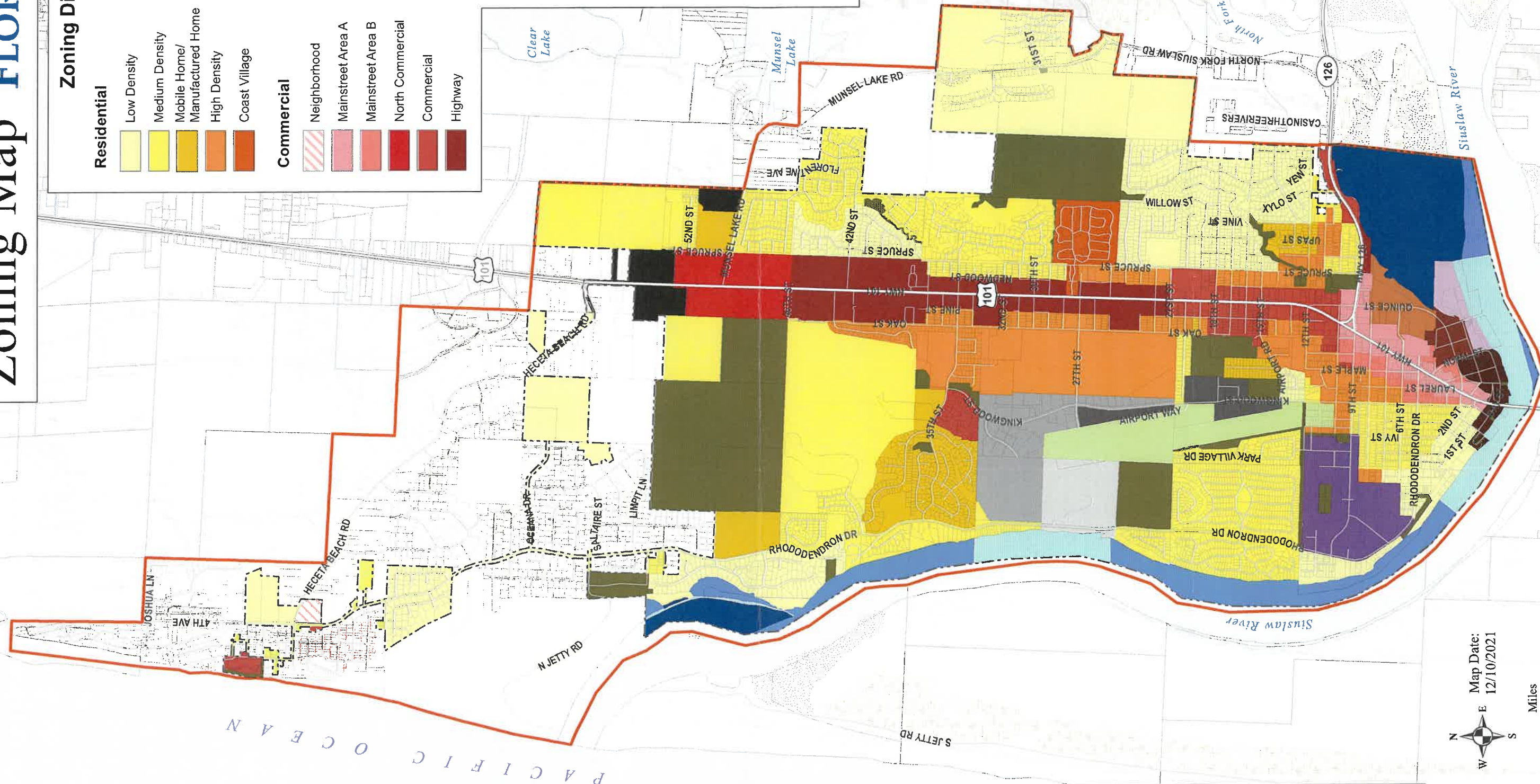
Residential	Mixed Use
Low Density	Old Town Area A
Medium Density	Old Town Area B
Mobile Home/Manufactured Home	Old Town Area C
High Density	Waterfront Marine
Coast Village	Professional Office/Institutional

Commercial	Industrial
Neighborhood	Marine
Mainstreet Area A	Pacific View Business Park
Mainstreet Area B	Limited Industrial
North Commercial	Service Industrial
Commercial	
Highway	

Other	Estuaries
Open Space	Development Estuary
Public Use Airport	Conservation Estuary
	Natural Estuary

Other Overlays
City Limits
Urban Growth Boundary

Other Overlays (See Separate Maps)
 Coastal Overlay Zoning Map, Drinking Water Protection, Professional Office Sub-Areas Residential, Public Use Airport Safety & Compatibility



City of Florence
A City in Motion

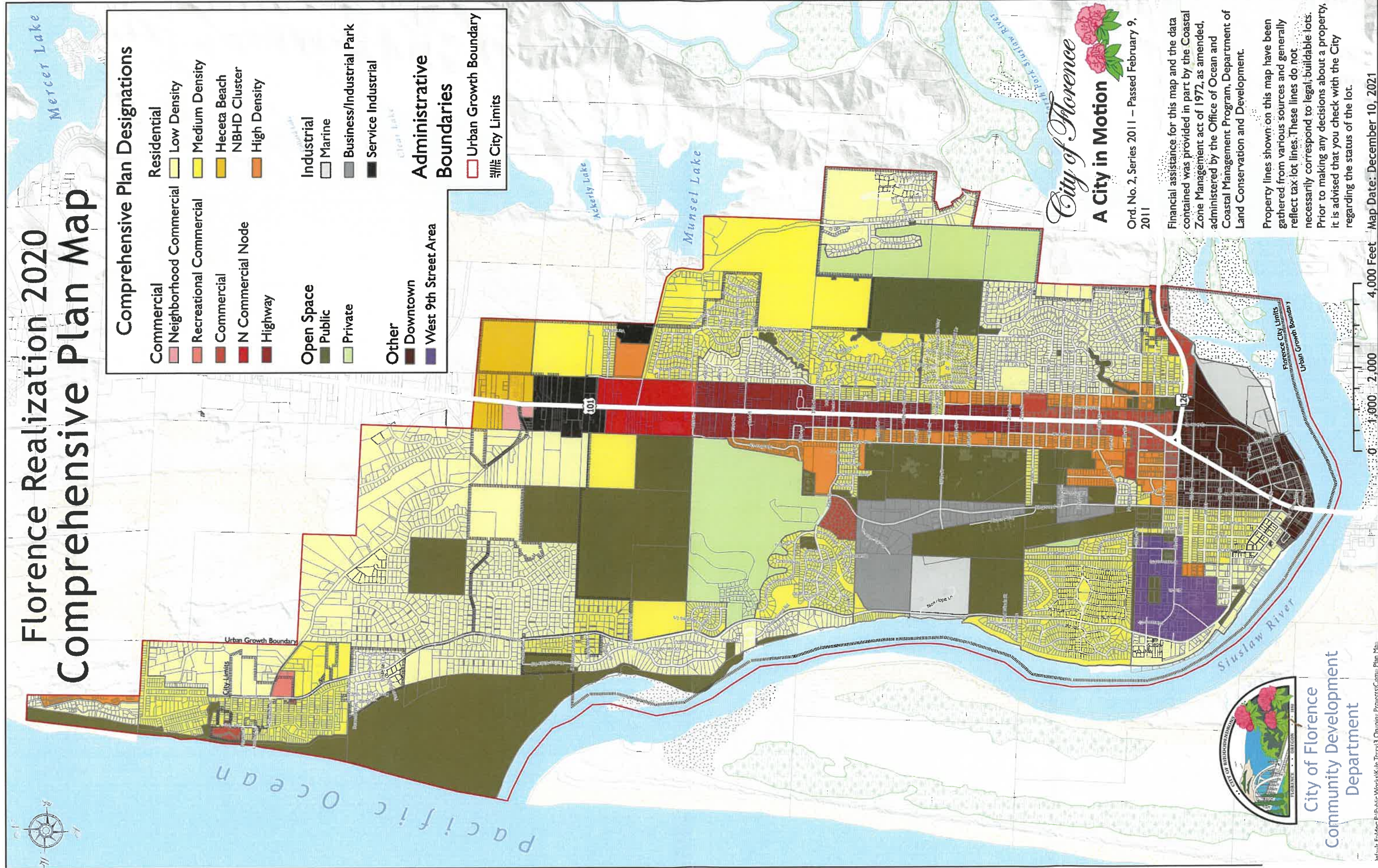
Community Development Department
 250 Hwy 101 N.
 Florence, OR 97439
 (541) 997-8237

Property lines shown on this map have been gathered from various sources and generally reflect tax lot lines. These lines do not necessarily correspond to legal, buildable lots. Prior to making any decisions about a property, it is advised that you check with the City regarding the status of the lot.

Map Date: 12/10/2021

0 0.25 0.5 Miles

Florence Realization 2020 Comprehensive Plan Map



Comprehensive Plan Designations	
Commercial	Residential
Neighborhood Commercial	Low Density
Recreational Commercial	Medium Density
Commercial	Heceta Beach
N Commercial Node	NBHD Cluster
Highway	High Density
Open Space	Industrial
Public	Marine
Private	Business/Industrial Park
Other	Service Industrial
Downtown	
West 9th Street Area	
	Administrative Boundaries
	Urban Growth Boundary
	City Limits

City of Florence
A City in Motion
 Ord. No. 2, Series 2011 – Passed February 9, 2011

Financial assistance for this map and the data contained was provided in part by the Coastal Zone Management act of 1972, as amended, administered by the Office of Ocean and Coastal Management Program, Department of Land Conservation and Development.

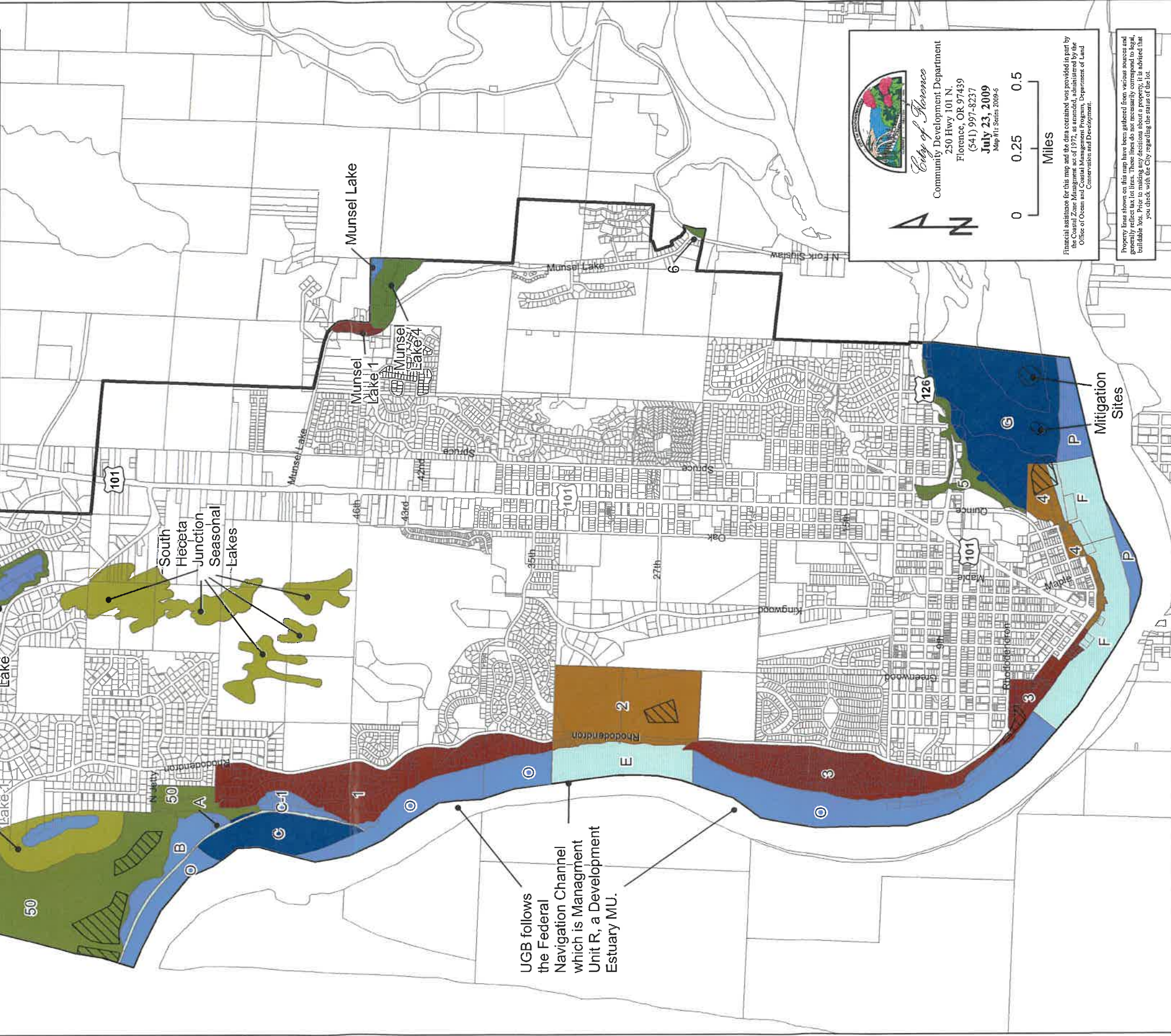
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City of Florence
 Community Development
 Department

City of Florence
**Map 17-1: Estuary & Coastal
 Shorelands Management Units
 in the Florence UGB**

Management Units (MUs)	
Estuary MU	Shoreland MU
Development Estuary	Natural Resource Conservation
Conservation Estuary	Prime Wildlife
Natural Estuary	Mixed Development
Other	Residential Development
Lakes	Shoreland Dredged
UGB	Material Disposal Site



UGB follows the Federal Navigation Channel which is Management Unit R, a Development Estuary MU.

City of Florence
 Community Development Department
 250 Hwy 101 N.
 Florence, OR 97439
 (541) 997-8237
July 23, 2009
 Map #1 Series 2009-6

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