

From: [John Raleigh](#)
To: [Planning Department](#)
Subject: 1150 Bay Street
Date: Tuesday, January 14, 2025 9:48:47 AM

Planning Commission,

I appreciate the opportunity to comment related to potential zoning changes for the two lots located at 1150 Bay Street (Lotus Building and adjacent lot). The details involved in the packet are very complex but the crux of it appears to be a request to change the zoning to Old Town A with additional exceptions to allow a residential development which is contrary to the mixed use requirements for Old Town A. I personally do not see how this benefits the City of Florence or the neighborhood.

A development of high end homes/condos does not solve any of Florence's affordability issues and would also change the entire landscape of Old Town and the sightlines to the river as well as the bridge. The development will also cause more parking problems for downtown which will spill into the residential neighborhoods.

A compromise could be to allow the Lotus building to be converted to condominiums but leave the vacant lot as is or developed into some sort of city park/additional parking. I realize the city does not own the lot but it would solve longer term parking issues if the city were to acquire it. A redevelopment of the Lotus is definitely needed but not at the expense of downtown and this neighborhood.

John Raleigh
1155 Bay Street

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Submission information

Form: [Request to Address the Planning Commission \(Speaker's Card\)](#) [1]
Submitted by Visitor (not verified)
Sun, 01/12/2025 - 12:53pm
45.41.255.201

Name

Terry duman

Planning Commission Meeting Date

Tue, 01/14/2025

Agenda Item Number

1

Do you wish to speak as a Proponent? Opponent? or Neutral?

Proponet

Brief Overview of What You Wish to Discuss

Highest and best use of property

Do you Represent an Organization?

No

Name of Organization

Residence Address

388 hemlock st Florence or 97439

Email

duman_inc@yahoo.com

Phone Number

5419917961

Source URL: <https://www.ci.florence.or.us/node/16391/submission/32654>

Links

[1] <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>

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Submission information

Form: [Request to Address the Planning Commission \(Speaker's Card\)](#) [1]
Submitted by Visitor (not verified)
Tue, 01/14/2025 - 3:24pm
174.204.195.125

Name

Chris leturno

Planning Commission Meeting Date

Tue, 01/14/2025

Agenda Item Number

5

Do you wish to speak as a Proponent? Opponent? or Neutral?

Proponent

Brief Overview of What You Wish to Discuss

Zone change

Do you Represent an Organization?

Yes

Name of Organization

Residence Address

P.O. Box 1059 Veneta OR 97487

Email

chris@superiorec.net

Phone Number

541-556-4913

Source URL: <https://www.ci.florence.or.us/node/16391/submission/32660>

Links

[1] <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>

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Submission information

Form: [Request to Address the Planning Commission \(Speaker's Card\)](#) [1]

Submitted by Visitor (not verified)

Tue, 01/14/2025 - 2:58pm

174.247.183.12

Name

Marcus leturno

Planning Commission Meeting Date

Tue, 01/14/2025

Agenda Item Number

5

Do you wish to speak as a Proponent? Opponent? or Neutral?

Proponent

Brief Overview of What You Wish to Discuss

I believe the city should help any effort to make use of the old lotus building which has become a safety hazard and an eyesore in the old town area

Do you Represent an Organization?

No

Name of Organization

Residence Address

2033 24th street Florence Oregon

Email

marcusleturno@yahoo.com

Phone Number

5419912618

Source URL: <https://www.ci.florence.or.us/node/16391/submission/32659>

Links

[1] <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>

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Submission information

Form: [Request to Address the Planning Commission \(Speaker's Card\)](#) [1]
Submitted by Visitor (not verified)
Sun, 01/12/2025 - 7:28am
70.188.219.95

Name

Layne Morrill

Planning Commission Meeting Date

Tue, 01/14/2025

Agenda Item Number

6

Do you wish to speak as a Proponent? Opponent? or Neutral?

Proponent

Brief Overview of What You Wish to Discuss

The need for and benefits of the new streets and utilities in the west 9th street area.

Do you Represent an Organization?

Yes

Name of Organization

Our Coastal Village, Inc.

Residence Address

628 Radar Road, Yachats, Oregon 97498

Email

klaynemorrill@gmail.com

Phone Number

6024326291

Source URL: <https://www.ci.florence.or.us/node/16391/submission/32653>

Links

[1] <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>

From: [Sarah Raleigh](#)
To: [Planning Department](#)
Subject: Opposition to Zoning Change for 1150 Bay Street
Date: Monday, January 13, 2025 10:23:08 AM

Members of the Planning Commission,

I am writing to express my opposition to changing the zoning for 1150 Bay Street. Old Town is intended to be a draw for tourist. Rezoning a portion of Bay Street to residential undermines the intent of Old Town being a tourist destination.

If this goes forward, it will be a complete nightmare for the businesses on Bay Street and adjoining residential streets. Parking is a major issue in Old Town. Every day the public parking lot is filled with vehicles, where will these vehicles park if there is not a public parking lot? The only option is street parking and there is not enough street parking to accommodate vehicles during the tourist season. This zoning change will detrimentally affect the residential streets, impacting the people who live adjacent to Old Town.

This zoning change will not benefit Old Town, the citizens of Florence nor the tourists that Old Town relies on to survive.

Proposing this zoning change as a means to accommodate residential growth and align with the city's planning objectives is a false narrative. The city's housing objectives should not come at the expense of the businesses in Old Town and high-end condos do not help Florence meet its housing needs.

Please consider the original intent of Old Town, it is meant to be tourist destination, not a residential neighborhood.

Thank you for taking the time to read my email.

Sarah Raleigh
Edwin K Bed & Breakfast

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Submission information

Form: [Request to Address the Planning Commission \(Speaker's Card\)](#) [1]

Submitted by Visitor (not verified)

Mon, 01/13/2025 - 1:09pm

35.132.161.208

Name

Dina Pavlis

Planning Commission Meeting Date

Tue, 01/14/2025

Agenda Item Number

5

Do you wish to speak as a Proponent? Opponent? or Neutral?

Opponent

Brief Overview of What You Wish to Discuss

I have several questions about the proposed zoning change for this area and potential resulting impacts. I would like a chance to present these questions to the Commission for consideration as they discuss the potential zoning change.

Do you Represent an Organization?

No

Name of Organization

N/A

Residence Address

46856 Joshua Lane, Florence, OR 97439

Email

dmpavlis@hotmail.com

Phone Number

541-991-9370

Source URL: <https://www.ci.florence.or.us/node/16391/submission/32657>

Links

[1] <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>

From: [Vicki](#)
To: [Planning Department](#)
Cc: vickiaddobat@gmail.com
Subject: Proposed zoning change for 1150 Bay Street
Date: Tuesday, January 14, 2025 4:16:51 PM

Dear Planning Commission,

The west section of Bay Street is currently a residential/commercial and mixed use area. Changing any zoning should include knowing the specific intended use of the property that is requesting the change. I see triplex and residential in the paperwork but are we actually talking about Condos? Are there environmental concerns in regard to construction due to the estuary portions of the property?

Bay Street has limited area left and should remain utilized and zoned for its intended and best use as a mixed zoned area. There are other areas of Florence that are better suited for residential housing. The best use of this property is to allow it to join in with the east side of Bay St and remain a part of our Old Town destination.

If we are talking condos at 1150 Bay St any of the "Old Town" ambiance on the west side of Bay Street would cease to exist if these were built. The property seems to currently be zoned correctly as it is. I can see that some type of minor zoning changes may be needed to develop this property, but this particular re-zone to residential would absolutely end up redefining the west portion of Bay Street as just "residential" instead of the mixed use area it has justifiably been intended for.

Owners of surrounding properties have likely based their decisions to purchase in a mixed use area that did not allow for this type of residential zone at this location. In my view this zone change would completely change the entire west side of Bay St by taking away business as well as a beautiful view. It would simply become a residential area that in the past was a part of Bay St. Instead I would like to see the west side of Bay St developed as a mixed use area as the current zoning suggests. It should be an integrated portion of Bay St and Old Town that draws people into our community especially over time if we can develop it in the right way. A private residential complex not only does not fit the current zoning, it also does not fit into the future vision of a well connected Old Town that includes the west side of Bay St as a destination for Old Town. It would eat up a very last remaining property that is a valuable draw for the community as well as visitors to our Bay St/Old Town Area.

Just a note-Although temporary this property has been extremely helpful as a parking area for Old Town. The addition of condos would immediately take away this benefit for all of Old Town while increasing congestion on this side of town. In the past I believe the Florence Fire Department spoke against adding to the population with the addition of Condos on this side of town due to evacuation issues.

Thank You,
Vicki Addobat 541-997-8919
1133 Bay St

From: [Dolly Brock](#)
To: [Planning Department](#)
Subject: RESOLUTION PC 24 29 CPA 01 & PC 24 41 TA 02 - 1150 Bay St. COMP Plan & Zone Change.
Date: Tuesday, January 14, 2025 2:39:10 PM

I agree with Staff's position that the zoning should not be changed to allow the high density development proposed by this application.

This application acknowledges the issue of housing shortages in our community, but there is insufficient information in the application to conclude that this project will do anything to reduce that shortage. It's hard to imagine that any dwelling units that may be created by this development will be anything other than luxury and second-home units and, as such, will not improve the most critical housing shortages for service employees in our community.

This property sits in the flood plain and the tsunami evacuation zone. That alone should be sufficient reason to deny a housing development on this property.

The traffic data included in the application appears to be some sort of boilerplate analysis and doesn't even include the effects of seasonal traffic impacts specific in our community, e.g., increases in traffic in the area during fishing season.

I would ask that, rather than allowing this application to proceed, the Planning Commission consider this application as an opportunity for the City to begin conversations with the community and relevant agencies regarding the highest and best use of this land. This property offers the only full/complete view of the iconic Conde McCullough Siuslaw River Bridge and that is worth preserving for access by the public. Public use is more appropriate than what this application proposes. Uses such as a park with walking paths, an area for outdoor concerts, public art displays — there are so many better options.

Thank you for your consideration,
Dolly Brock
Florence, OR 97439

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Submission information

Form: [Request to Address the Planning Commission \(Speaker's Card\)](#) [1]
Submitted by Visitor (not verified)
Tue, 01/14/2025 - 3:25pm
174.224.85.131

Name

Matt Thelander

Planning Commission Meeting Date

Tue, 01/14/2025

Agenda Item Number

5

Do you wish to speak as a Proponent? Opponent? or Neutral?

Proponent

Brief Overview of What You Wish to Discuss

Benefits of developing existing structure for the community

Do you Represent an Organization?

Yes

Name of Organization

Bay Street Condominiums llc

Residence Address

23570 Hall Rd, Cheshire OR 97419

Email

Thelanderconstruction@gmail.com

Phone Number

5418526942

Source URL: <https://www.ci.florence.or.us/node/16391/submission/32662>

Links

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Submission information

Form: [Request to Address the Planning Commission \(Speaker's Card\)](#) [1]
Submitted by Visitor (not verified)
Tue, 01/14/2025 - 3:25pm
174.224.85.131

Name

Matt Thelander

Planning Commission Meeting Date

Tue, 01/14/2025

Agenda Item Number

5

Do you wish to speak as a Proponent? Opponent? or Neutral?

Proponent

Brief Overview of What You Wish to Discuss

Benefits of developing existing structure for the community

Do you Represent an Organization?

Yes

Name of Organization

Bay Street Condominiums llc

Residence Address

23570 Hall Rd, Cheshire OR 97419

Email

Thelanderconstruction@gmail.com

Phone Number

5418526942

Source URL: <https://www.ci.florence.or.us/node/16391/submission/32661>

Links

[1] <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>

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Submission information

Form: [Request to Address the Planning Commission \(Speaker's Card\)](#) [1]
Submitted by Visitor (not verified)
Tue, 01/14/2025 - 3:32pm
174.227.1.80

Name

Wendy Thelander

Planning Commission Meeting Date

Tue, 01/14/2025

Agenda Item Number

5

Do you wish to speak as a Proponent? Opponent? or Neutral?

Proponent

Brief Overview of What You Wish to Discuss

Suitability of rezoning

Do you Represent an Organization?

Yes

Name of Organization

Bay Street Condominiums LLC

Residence Address

23570 HALL RD

Email

vendybar@hotmail.com

Phone Number

Source URL: <https://www.ci.florence.or.us/node/16391/submission/32663>

Links

[1] <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>

From: Vicki <vickiaddobati@gmail.com>
Date: Tue, Jan 14, 2025 at 4:16 PM
Subject: Proposed zoning change for 1150 Bay Street
To: <planningdepartment@ci.florence.or.us>
Cc: <vickiaddobati@gmail.com>

Dear Planning Commission,

The west section of Bay Street is currently a residential/commercial and mixed use area. Changing any zoning should include knowing the specific intended use of the property that is requesting the change. I see triplex and residential in the paperwork but are we actually talking about Condos? Are there environmental concerns in regard to construction due to the estuary portions of the property?

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Thank You,
Vicki Addobat 541-997-8919

From: [Donna Mlinek](#)
To: [Planning Department](#)
Subject: written testimony re: Agenda Item 5
Date: Tuesday, January 14, 2025 3:21:52 PM

I am writing in regard to Agenda Item 5 involving property at 1150 Bay Street, also known as the "Lotus property," and the field to the west of that area.

This application mentions the issue of housing shortages in our community, but it is clear that development at this site would not address that problem. Residential units at this desirable location with great views will almost certainly be luxury residences and vacation rentals, which will bring more people who need services and do nothing to provide housing for the people who will provide those services.

This property sits in the tsunami evacuation zone, and adding residential units here would increase the number of people evacuating in the event of a tsunami.

I am also opposed to the zoning change from Development Estuary Management Unit F to Residential Shoreland Management Unit 3 above the mean higher tide line. I am concerned about the environmental impacts to the estuarine environment.

The proposal for the development of this property has not been widely disseminated to the public. I hope that moving forward the city will be completely transparent and find ways to invite feedback and participation with the residents of Florence about any ongoing proposals about the use of this property and how it will impact our city.

Thank you.

Donna Mlinek
1001 Royal Saint George Dr.
303-519-0347