



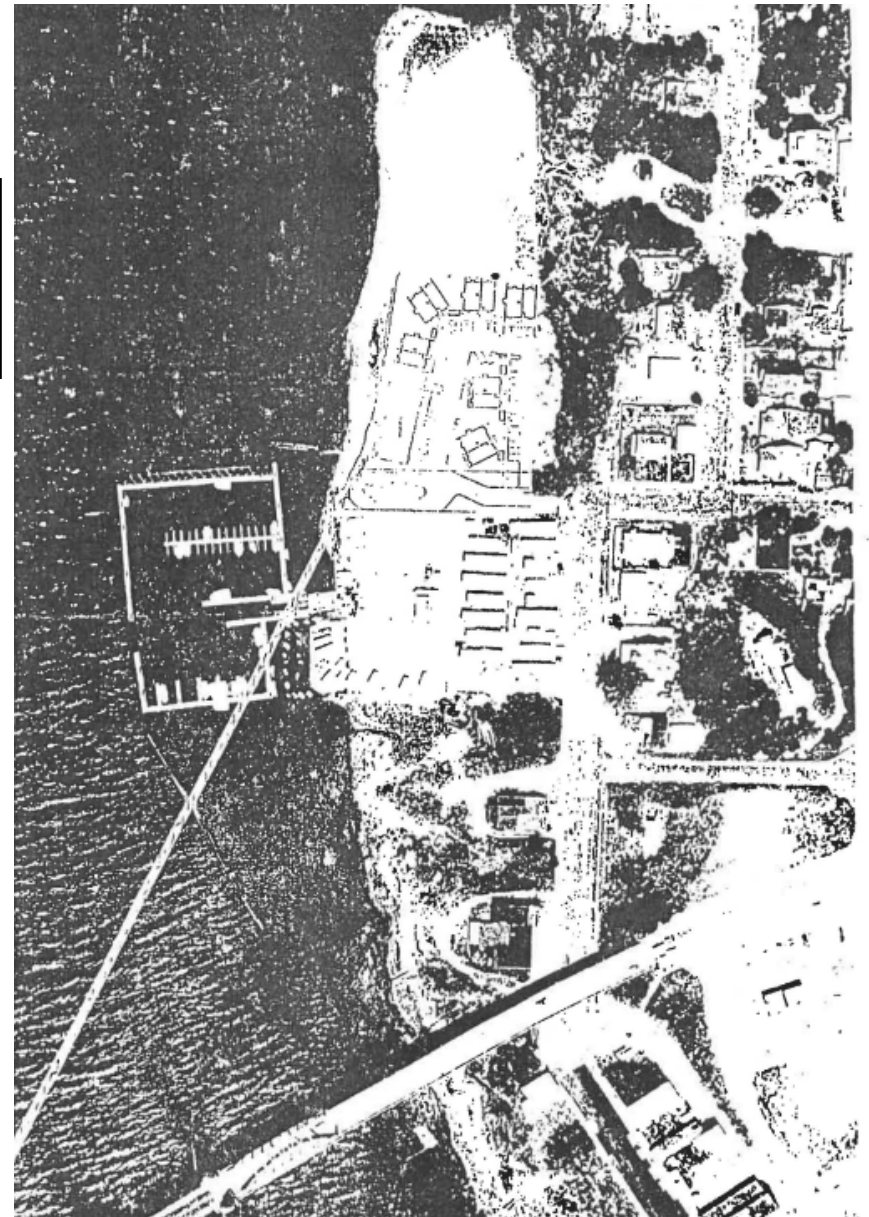
Pre-Lotus Construction
←
2015 River View
→



2012 Looking West
←
Pre-Lotus Aerial
→

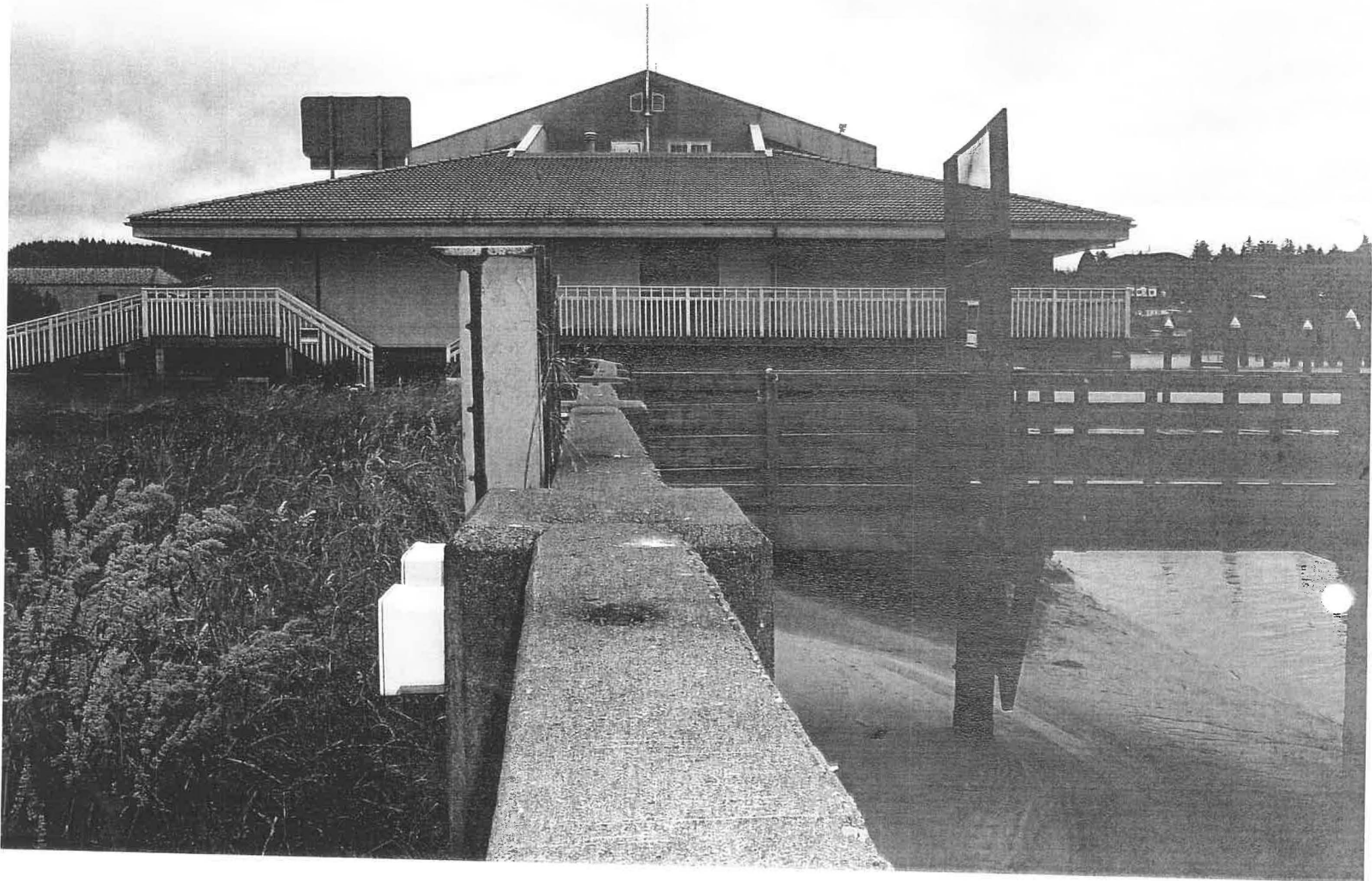


2018 Looking West
←
2018 Parking Lot
↓

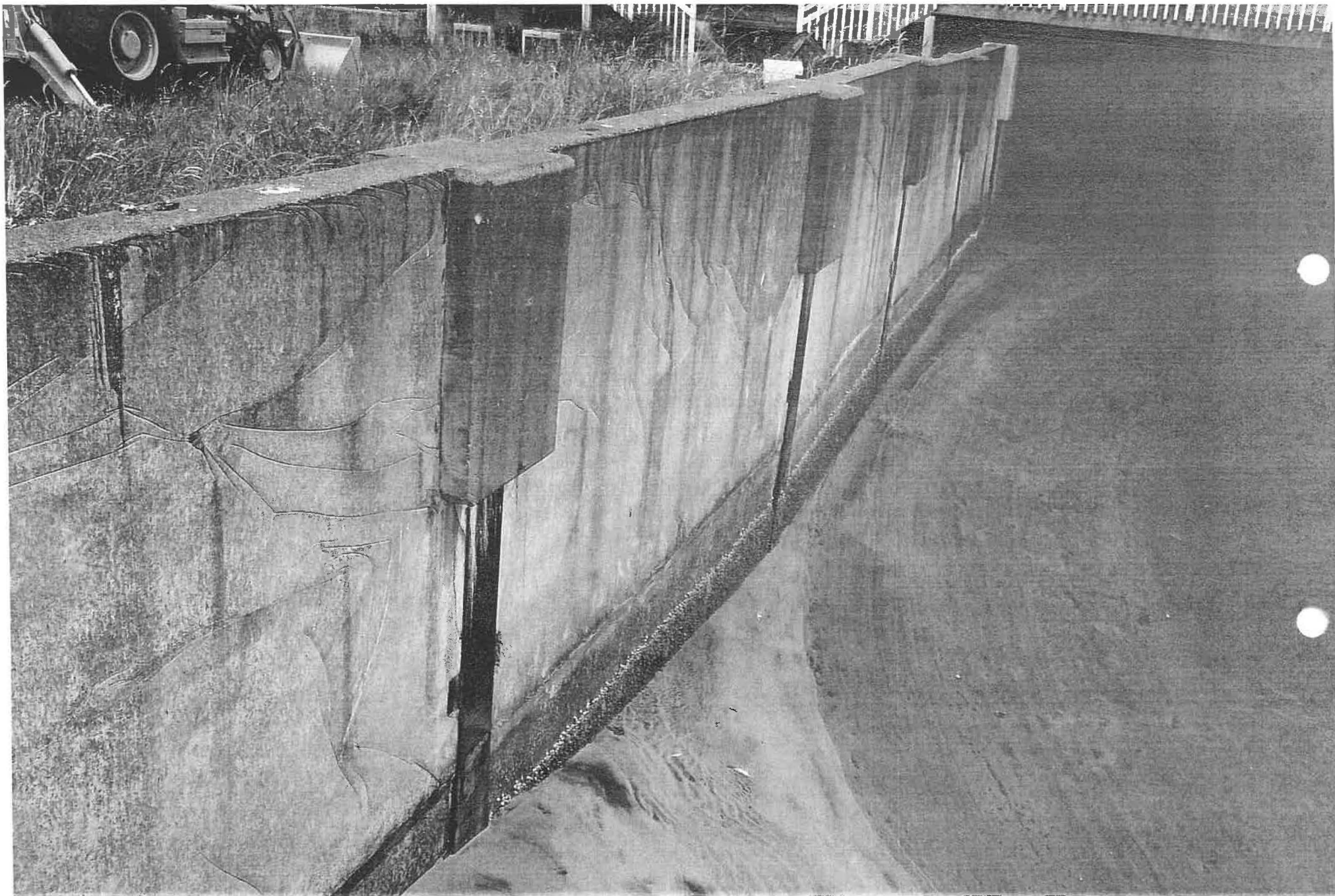


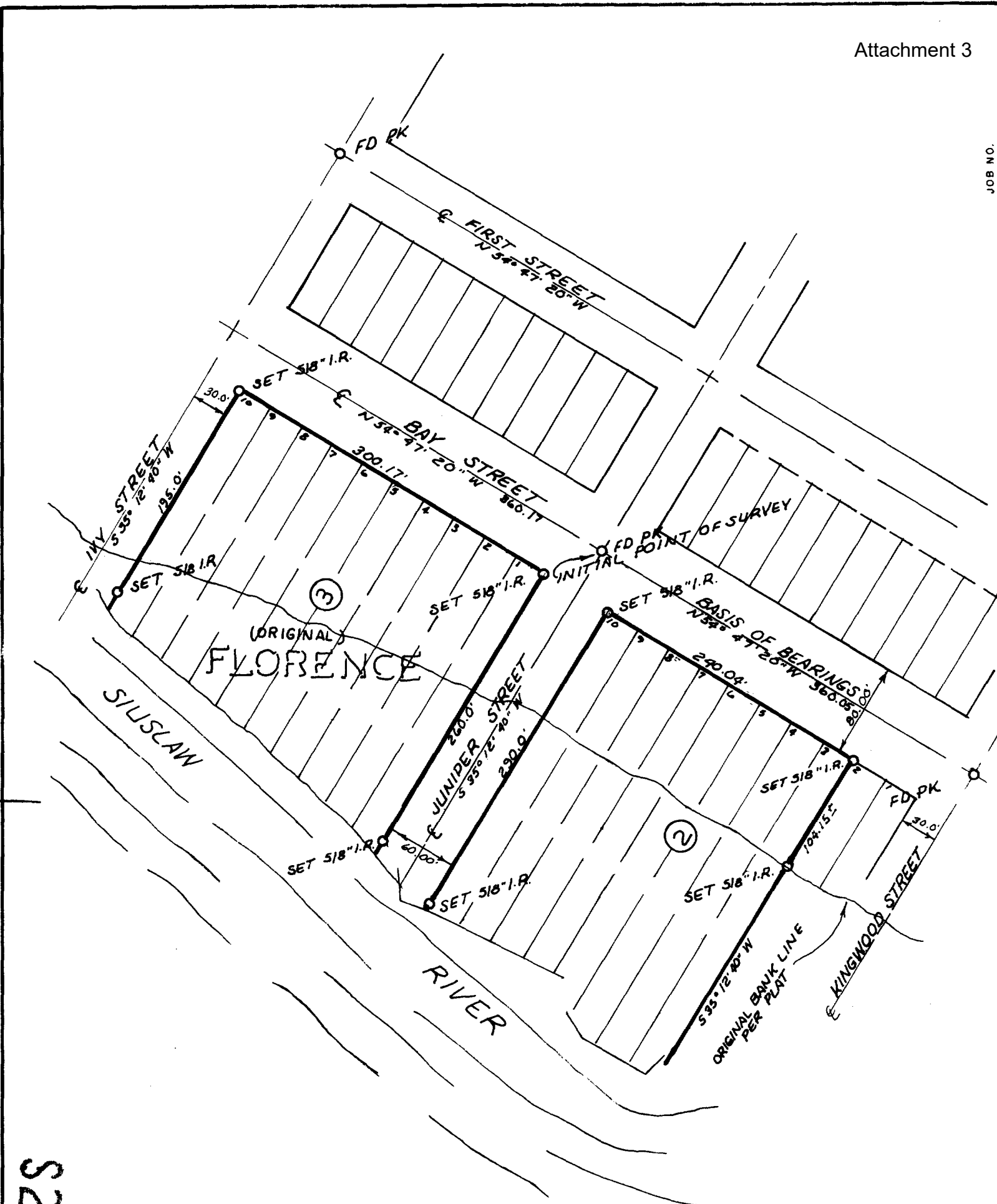
item - 1

For the record 7/16/09



110771 1
For the record 7/16/07





S20150

LEE C. PLANTS, PROFESSIONAL LAND SURVEYOR 54 CENTENNIAL LOOP, EUGENE, OREGON (503)686-9211 510 KINGWOOD STREET, FLORENCE, OREGON (503)997-8411	
PROJECT	PROPERTY SURVEY
CLIENT	JIM REDDEN
LOCATION	NE 1/4, NW 1/4, SEC 34, T18S, R12W, W.M. LANE COUNTY, OREGON
DRAWN BY: AEF	JANUARY 1978

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene M. Hobbe

EUGENE M. HOBBE

LANE COUNTY SURVEYORS

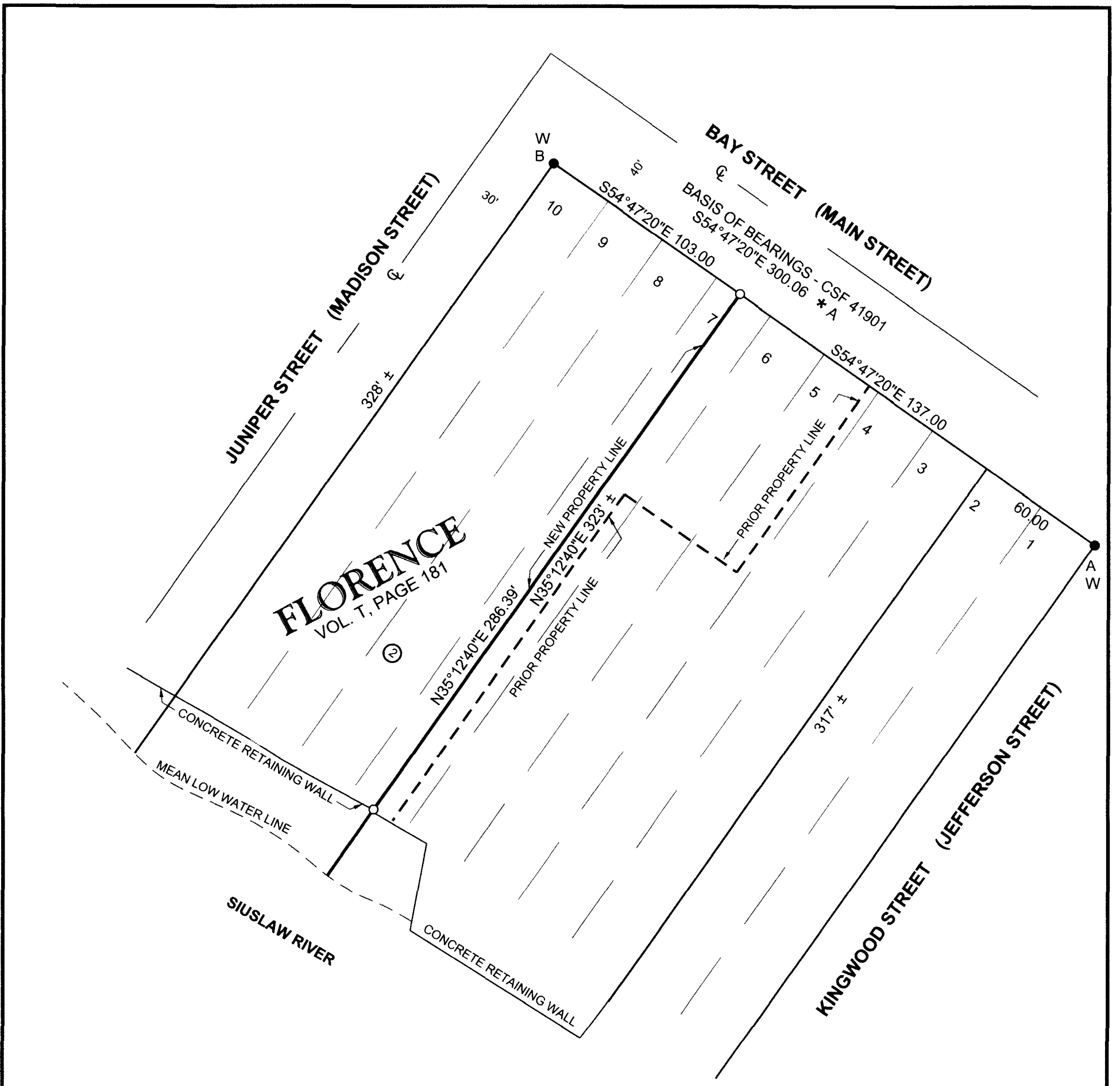
C. S. FILE NO 21414

SURVEY RECORD NO 2-8-78

FILE SIZE 8 1/2 x 14

FILING DATE 3-1-78

JOB NO. F76-09A



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT PROPERTY LINE ADJUSTMENT AS SHOWN PER CITY OF FLORENCE APPROVAL NUMBER AR 10 04 LL 02. THE NEW LINE WAS ESTABLISHED AT THE DIRECTION OF THE OWNER. THIS SURVEY HOLDS MONUMENTS FOUND FROM CSF 21414.

- INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC".
- W ● INDICATES 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC".
- () INDICATES RECORD DATA.
- * INDICATES MEASURED DATA SAME AS RECORD.

EQUIPMENT USED: NIKON DTM - 521

SURVEY REFERENCES

- A - CSF 41901
- B - CSF 21414

18-12-34-12, TL 8000 & 8100

JOB F09-36

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene M. Wobbe

OREGON
JULY 30, 1976
EUGENE M. WOBBE
1093

WOBBE & ASSOCIATES, INC.
510 KINGWOOD ST./ P.O. BOX 3093
FLORENCE, OR 97439

PROPERTY LINE ADJUSTMENT SURVEY

OREGON PACIFIC BANKING CO.

NE 1/4, SEC. 34, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON

P.L.S. EXPIRATION DATE: 6-30-2012

DC20100936 PLA ROS.DC

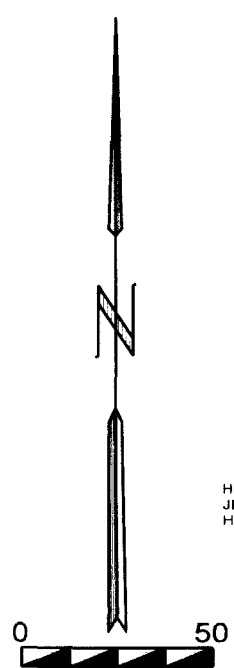
JULY 12, 2010

DRAWN: EMW

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 41906
FILING DATE 26 JULY '10

B

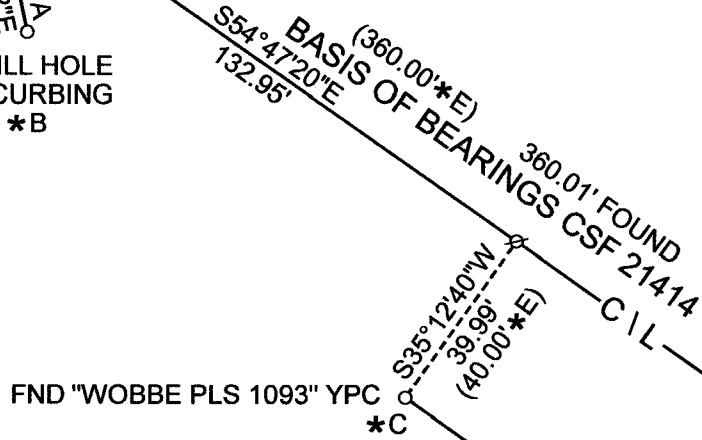
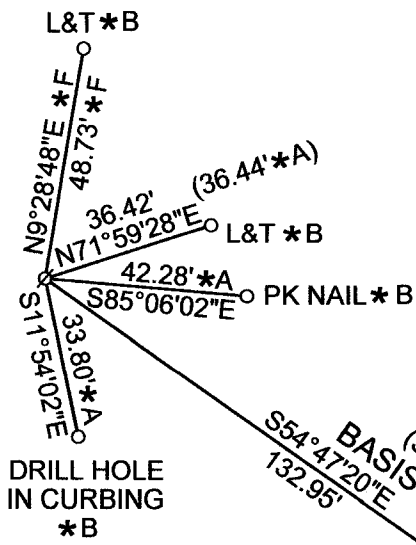
HP DESIGNJET 500
JPC-4M2
HP C4844A



- () INDICATES RECORD DATA THAT DIFFERS FROM SURVEY DATA.
 - YPC YELLOW PLASTIC CAP.
 - L&T SURVEY TACK IN LEAD IN CURBING
 - INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC".
 - ∅ INDICATES A COMPUTED POINT
 - MONUMENTS FOUND AS NOTED
 - * INDICATES MEASURED DATA SAME AS RECORD.
- EQUIPMENT USED: NIKON DTM - 522

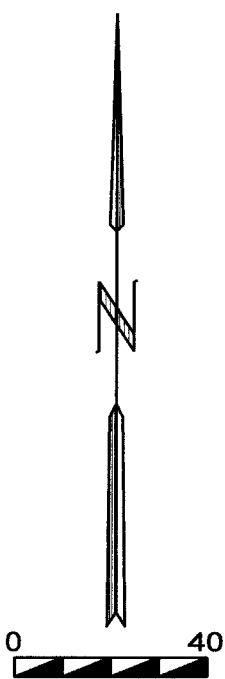
SURVEY REFERENCES

- A - CSF 37113
- B - REFERENCE POINTS ESTABLISHED BY WOBBE AND ASSOCIATES.
- C - CSF 41906
- D - CSF 41901
- E - FLORENCE - VOL. T, PAGE 181
- F - CSF 42827
- G - CSF 21414

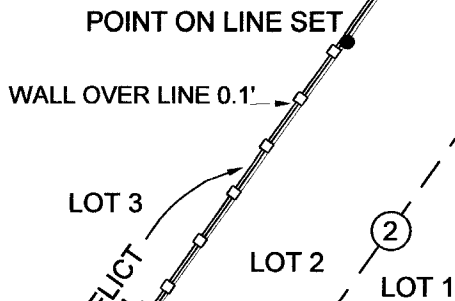


AREAS OF CONFLICT SHOWN ON THIS MAP REPRESENT CURRENT RECORD DATA AND EXISTING CONDITIONS ON SITE AND ARE NOT AN ASSERTION OF OWNERSHIP OR LIMITS OF OWNERSHIP BY THIS SURVEYOR OR BY WOBBE AND ASSOCIATES.

CORNER FALLS IN EDGE OF SIDEWALK POINT ON LINE SET



18-12-34-1-2 T.L. 8000



KINGWOOD STREET
(FORMERLY JEFFERSON STREET)
60' PUBLIC RIGHT OF WAY

THE BOUNDARIES SHOWN ON THIS MAP ARE SUBJECT TO ANY RIGHTS OF THE PUBLIC AND/OR THE STATE OF OREGON IN THE BODIES OF WATER.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE WESTERN LINE OF LOT 2 BLOCK 2 OF FLORENCE-LANE COUNTY, OREGON AS PLATTED AND RECORDED IN VOL. T PAGE 181, LANE COUNTY DEED RECORDS, LANE COUNTY, OREGON. THE CENTERLINE OF BAY STREET WAS RESTORED FROM REFERENCE POINTS SET BY WOBBE AND ASSOCIATES TO ONCE EXISTING CENTERLINE PK NAILS. AS THE FOUND CENTERLINE DISTANCE AND FOUND NORTHEAST CORNER OF LOT 1 WAS WITHIN 0.01' OF ORIGINAL RECORD NO PROPORTIONING WAS APPLIED AND POINTS ON LINE WERE MONUMENTED ALONG RECORD DISTANCE AND BEARING.

MEAN LOW WATER WAS DETERMINED ON JULY 6, 2016.

18-12-34-1-2 TL 7900

JOB 1606 REED

REGISTERED PROFESSIONAL LAND SURVEYOR

Angus MacManus

OREGON
JULY 12, 2005
ANGUS MACMANUS
76653

P.L.S. EXPIRATION DATE: 12-31-2016

WOBBE & ASSOCIATES, INC.
510 KINGWOOD ST. / P.O. BOX 3093
FLORENCE, OR 97439

RECORD OF SURVEY FOR
KRIS REED

LOTS 1 AND 2, BLOCK 2 OF FLORENCE-LANE COUNTY, OREGON

NW 1/4, NE 1/4, SEC. 34, T18S, R12W, W.M.
LANE COUNTY, OREGON

JULY 19, 2016 DRAWN: AM

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. 43712

FLILING DATE 8 Aug 16

B

HP DESIGNJET 500
HP C4844A
PIXELLE RJJB24-36

PC 24 41 TA 01
Attachment 4
Submitted Written Testimony

1. Stewart Brown & Gail Altimari-Brown-12-30-24
2. Frank Armendariz (and picture) – 1-3-25
3. Sarah Raleigh – 1-13-25
4. Dina Pavlis – 1-14-25
5. Donna Mlinek – 1-14-25
6. John Raleigh – 1-14-25
7. Dolly Brock – 1-14-25
8. Vicki Addobat -1-14-25
9. Matthew Louie -1-22-25

Planning Board
City of Florence Oregon
re:24 29 CPA 01

12/30/24

We are owners of Bay Bridge condo #3 and wish to bring to your attention:

- 1) As shown on the photograph attached to the mailed notice, the zoning change would allow development INTO the river well past the shoreline. If this is anything but a wharf with no structures, that and the development upto the shore will impact the view north from my unit (and most if not all others in the existing Bay Bridge complex). One of the points of sale for a Bay Bridge condo unit was that you can see the Bay Bridge.
- 2) No noise restrictions are outlined for the development zoning
- 3) The lights from the South side of the development should be equal to or less than the existing light pollution .
- 4) The decor of the development should fit in with “Old Town” and minimally conflict with the adjacent large condo décor.

With the above details considered and with a quality construction on that site, I believe property values might be enhanced for us all. Please try to ensure that this project doesn't decrease property values in our area.

Stewart Brown
Gail Altimari-Brown

1060 Bay St #3
Florence , OR 97439

Jacob Foutz

From: Frank Armendariz <f.armendariz@icloud.com>
Sent: Friday, January 3, 2025 6:17 PM
To: Planning Department
Subject: 1150 Bay Street

Follow Up Flag: Follow up
Flag Status: Flagged

Frank Armendariz
1285 8th Street
Florence Oregon 97439

Dear Planning Commission Members,
Happy New Years & thank you for your consideration.

Regarding RESOLUTION PC 24 29 CPA 01 & PC 24 41 TA 02 - 1150 Bay St. COMP Plan & Zone Change.

Although in a general way, I see the need for additional housing opportunities in Florence. I also see several downsides and better alternatives, that I believe require your consideration. Before the matter of 1150 Bay Street is passed on to the City Council.

First I would ask the Commissioners to recommend to the Council. To maintain the current zoning as commercial. Also to consider that the space at 1150 Bay Street would be better suited to advance the entire communities goal of sustainability and economic opportunity for all of its citizens. That I believe would be far better served by the development of a pedestrian friendly space. Built to accommodate additional retail shops, eateries and possibly a food cart pavilion. Designed in a manner that would forever grant the public's access to the riverbank and the view of what is a public asset and community resources. The Siuslaw River and Siuslaw River Bridge.

Of which I am certain committee members are fully aware.... that the Bat St. property is the only location from where the view of the Siuslaw River Bridge. Considered to be one of the most beautiful and iconic bridges on the Oregon coast. Is fully visible from the west side of Highway 101.

A "view" that should be preserved for not only the citizens of Florence. But could also serve as an enticement to the 31.5 million other people that annually travel from all over the world. Visiting the Oregon coast, to stop/shop/and eat in Florence....

Or, require a plan that would allow for both. The development of private homes but ensures public access to the river bank and the view of the public resources that are now visible.

Commissioners, it would not only be a shame, but also not in the best interest of most of the citizens of Florence. To lock that view scape up behind what essentially would be the privatization of a public asset. Which is the view of the Siuslaw River and the beautiful Siuslaw River Bridge.

Sincerely,
Frank Armendariz
Who guides on the rivers of the great state of Oregon...





Jacob Foutz

From: Sarah Raleigh <sarahraleigh@outlook.com>
Sent: Monday, January 13, 2025 10:23 AM
To: Planning Department
Subject: Opposition to Zoning Change for 1150 Bay Street

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.

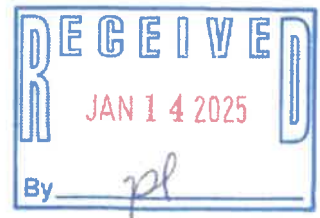
This zoning change will not benefit Old Town, the citizens of Florence nor the tourists that Old Town relies on to survive.

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



To the Florence Planning Commission
January 14, 2025

Good Evening and thank you for the opportunity to speak tonight. I am speaking in regard to Agenda Item 5 involving property at 1150 Bay Street, commonly referred to as the "Lotus property," and the field to the west of that area. My comments are in regard to the following items:

Resolution--PC 24 29 CPA 01: A proposal to change a portion of said property from Development Estuary Management Unit F to Residential Shoreland Management Unit 3 above the mean higher tide line.

And, Resolution --PC 24 41 TA 02: An amendment of Zoning Text in FCC Title 10 Chapter 17 Old Town Area A to add multi-unit, single unit attached and detached, duplex, tri-plex, and four-plex development in that location.

Let me address the second resolution first since I agree with the staff findings in the AIS/Staff Report in regard to this resolution: That the location, due to being in a flood hazard zone and tsunami hazard zone, is not suited for building housing and could create a significant liability for the City should approval be granted.

I am, unlike City staff, however, also opposed to the first resolution to change a portion of said property from Development Estuary Management to Residential Shoreland Management above the mean higher tide line. This proposal has left me with the following question:

What is the purpose of changing such a designation from water use to land use?

Is it because the developer wants to build on a pier or dock? Is it because the developer wants to backfill and create land on which to build? Or is it, as it appears on the surface, because it is in the best interest of the developer, not our community, to minimize the current requirements to build in an estuarine environment?

That is a question that should be considered before making such a change. Additionally, we should also ask: Is such a change in the best interest of our community and residents? Land use designations as well as developer requirements based on those designations should be made for the highest and best use for our community and residents. This resolution appears, without clear and open communication and discussion with residents, to support the developer above the community.

I would like to close by adding that the "Lotus" property and adjoining field are important landmarks in our community for a number of reasons, including iconic views of our historic Siuslaw River Bridge and Oregon Dunes. Both the bridge and the dunes are a part of our City's identity with the bridge and dunes even being depicted on our City logo. As residents of Florence, we are proud of them and this location is beloved by nearly everyone in our community; a place where all of us go regularly to celebrate these iconic symbols of Florence. Development in this location that severs our ability to enjoy them, allowing only a few to see them, not only reduces our quality of life in the community, but also minimizes the important roles the bridge and dunes play for the City of Florence.

I urge you to deny both proposals at this stage and request that the City create an open dialog with residents about this zoning change to discuss all potential outcomes should such a change be allowed.

Thank you.

Dina Pavlis
4686 Joshua Lane
Florence, OR 97439

Jacob Foutz

From: Donna Mlinek <donna@linek.com>
Sent: Tuesday, January 14, 2025 3:22 PM
To: Planning Department
Subject: written testimony re: Agenda Item 5

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

Jacob Foutz

From: John Raleigh <johnraleigh65@gmail.com>
Sent: Tuesday, January 14, 2025 9:49 AM
To: Planning Department
Subject: 1150 Bay Street

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

Jacob Foutz

From: Dolly Brock <golfersonthecoast@icloud.com>
Sent: Tuesday, January 14, 2025 2:39 PM
To: Planning Department
Subject: RESOLUTION PC 24 29 CPA 01 & PC 24 41 TA 02 - 1150 Bay St. COMP Plan & Zone Change.

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

Jacob Foutz

From: Vicki <vickiaddobati@gmail.com>
Sent: Tuesday, January 14, 2025 4:17 PM
To: Planning Department
Cc: vickiaddobati@gmail.com
Subject: Proposed zoning change for 1150 Bay Street

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: [Matthew Louie](#)
To: [Planning Department](#)
Subject: Regarding the Future Use of the Former Lotus Restaurant
Date: Wednesday, January 22, 2025 2:05:57 PM

To the Florence Planning Commission,

I hope this letter finds you well. First, I want to apologize for my absence at the recent public meetings regarding the proposed development of the former restaurant property on our waterfront. Like many residents, the demands of daily life serve as an obstacle to participating in these important discussions as much as we'd like.

I'm writing to express my deep concern about the proposed plan to convert this historic waterfront property into apartments.

My partner Sarah and I are newer residents of Florence, who moved here partly because we cherish the unique character of this city. I believe that the development decision of this property is one that must be weighed very carefully. While I understand the appeal of residential development, I worry that converting this prime waterfront location into apartments, condos, or other residential units would be a missed opportunity for our community—one we can never take back.

This property sits at the foot of our historic downtown – an area that Florence's own Urban Renewal Agency has identified as one of our community's greatest assets and our primary marketing tool for attracting visitors and new businesses. For visitors who are traveling to Old Town (coming in from 101 southbound), this area is one of the first properties in Old Town they will see. Converting this prime location to apartments would permanently change the fabric of Old Town, which the city has recognized as "one of the most charming villages anywhere on the Oregon Coast." I believe most locals and visitors would agree with that. I would like to ask all parties involved, that instead of private or temporary dwellings, imagine this space as a vibrant gathering place that could enhance our town's overall appeal and serve as a cornerstone of community life for both residents and visitors. A covered artisanal market, food court, art gallery, brewery, or similar venue could create a year-round destination that celebrates what makes Florence unique, provides opportunities for small businesses, and becomes a signature attraction for Florence.

While success may not be immediate, the long-term positive impact of creating a more accessible, enjoyable space for locals and visitors would be a tremendous boon to this community. This space would meld perfectly with the rest of Old Town, drawing people together and creating positive impressions and lasting memories for visitors who then return year after year. This space could provide more jobs, support local entrepreneurs, and generate consistent tax revenue through ongoing business activity rather than just property taxes.

Once this property is converted to residential use, we lose that potential forever. While 16 new apartments might seem like progress, they won't meaningfully address our housing needs, as they're likely to be priced well above what most local workers can afford.

I urge the planning committee to consider the long-term impact of this decision on Florence's character and economic vitality. The decisions we make about this property will shape Florence's future for generations. This location is at one of the entrances to Old Town, so the

impression and uses it provides to visitors are of tremendous value. Let's ensure we're making choices that enhance our community's character rather than diminish it, that create opportunities for more than just a few, and that we maintain Old Town's vital role as Florence's "calling card" – the authentic, charming heart of our community that makes visitors want to stop, stay, and return.

Thank you for considering these thoughts, and for your service to our community.

Matthew Louie

2104 17th St.

Florence, OR

97439

850-221-4467

SOUTHERN OREGON TRANSPORTATION ENGINEERING, LLC

319 Eastwood Drive | Medford, Oregon 97504 | 541.941.4148 | Kim.parducci@gmail.com

Date: February 4, 2025

To: Wendy Farley-Cambell, Planning Director
City of Florence
250 Highway 101
Florence, Oregon 97439

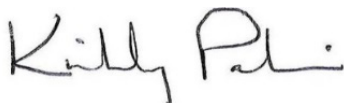
Re: 1150 Bay Street Development Estuary to Old Town Area A Zone Change – TIA Review Comments

Southern Oregon Transportation Engineering reviewed a traffic impact analysis (TIA) dated October 24, 2024 for a proposed zone change and plan amendment from Development Estuary to Old Town Area A on 0.80 acres in Old Town Florence. The subject property is located at 1150 Bay Street in Old Town Florence. Our comments are provided below.

1. Table 2 in the crash analysis includes a critical crash rate for two study area intersections, but calculations were not provided in the appendix. Please provide calculations for verification.
2. Table 3 in the crash analysis did not include the severity of crashes. Please provide this information to determine if any reported collisions resulted in serious injury or fatality.
3. The Florence City Code 10-35-2-5 (2) requires traffic studies to utilize the analysis procedures of the Highway Capacity Manual (HCM) latest edition. The Bay Street TIA evaluates intersection operations using the HCM 6th Edition and the latest edition is HCM 7th.
4. The proposed zone change assumes a reasonable worst case trip generation based on a building footprint of approximately 50% coverage with 8,000 SF of commercial and 30 multi-family residential dwelling units. Please provide additional background information for how this was determined.

This completes our review. Please let us know if you have any questions.

Sincerely,



Kimberly Parducci, PE PTOE

SOUTHERN OREGON TRANSPORTATION ENGINEERING, LLC