



CITY OF COBURG • P.O. BOX 8316 • COBURG



OREGON 97408 • 541-682-7850 FAX 541-485-0655

*Dear Property Owner: As a property owner within 300-feet of site described below, the City is required to notify you of this pending limited land use action and invite you to provide written testimony on this matter.*

*Notice to mortgagee, lien holder, vendor, or seller: The City of Coburg Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.*

## **NOTICE OF A PLANNING COMMISSION PUBLIC HEARING**

**APPLICATION NUMBER:** PA-01-20

**APPLICANT:** Bruce Wiechert

**REQUEST:** **PARTITION** of ONE LOT INTO TWO LOTS

**PROPERTY LOCATION:** Assessor's Map 16-03-28-00, Tax Lot 00501

**ZONING:** Traditional Residential District (TR) (10.83 acres; 41 lots) AND Traditional Medium Residential District (TMR) (0.59 acres; 5 lots)

**PLAN DESIGNATION:** Traditional Residential District (TR)

**APPLICABLE CRITERIA:** Article XII Land Divisions and Property Line Adjustments

**MAILING DATE:** September 1, 2020

The proposal is to partition lot 00501 into two lots – Parcel 1 and Parcel 2. Parcel 2 is under the jurisdiction of Lane County and has been tentatively approved through a separate land use process through Lane County. Parcel 1 is in the City of Coburg's jurisdiction and is seeking tentative approval now. The proposed action is **not** a subdivision.

Coburg Planning Commission will hold a public hearing **September 16, 2020, 7:00p.m.**, due to the current pandemic, the hearing will be held remotely. There will be no physical location available to the public. All persons are welcomed and encouraged to participate remotely via Zoom. The meeting will be live streamed on the City's website at <https://www.coburgoregon.org/>. To present oral testimony to the Planning Commission, you must sign up with the City Recorder by September 16 at 3PM. To sign up contact Sammy Egbert at 541-682-7852 or [Sammy.egbert@ci.coburg.or.us](mailto:Sammy.egbert@ci.coburg.or.us). Registered participants will be emailed information and directions on how to participate on the day of the hearing. Written testimony is being accepted and must be received by 3PM on September 16. To submit written testimony you may send a letter to City Hall at 91136 N Willamette Street, PO BOX 8316, Coburg, OR 97408, or submit via email to [Sammy.egbert@ci.coburg.or.us](mailto:Sammy.egbert@ci.coburg.or.us). All microphones will be muted, and webcams turned off for presenters and members of the public, until called upon to speak. If participants disrupt the meeting, they will immediately be removed from the meeting.

The land uses that could be authorized for this property must conform to the zoning designation of the underlying zone. However, approval of a partition will not authorize any of the following development to occur. These are the uses that could occur on the property, based on only the zoning designation.

10.83 acres of the subject property are zoned Traditional Residential. The permitted principal uses and structures that could locate on land zoned this designation include:

- Single-family detached dwellings;
- Duplexes located on a corner parcel with each primary entry oriented to a different street;
- Group home, not to exceed five unrelated individuals;
- Manufactured home on individual lots;
- Residential Homes;
- Residential Facilities; and
- Cottage housing.

0.59 acres of the subject property are zoned Traditional Medium Residential. The permitted principal uses and structures that could locate on land zoned this designation include:

- Single-family attached and detached dwellings;
- Cottage housing;
- Duplexes;
- Multi-family dwellings subject to design standards;
- Group homes;
- Manufactured homes on individual lots;
- Manufactured dwelling parks; and
- Residential Homes and Residential Facilities.

The proposed action is **not** a subdivision. **A partition will only separate one lot into two lots.**

Parcel 2 will be outside of the UGB and Parcel 1 will be inside the UGB.

Copies of the partition application and pertinent Coburg ordinances are available for review. A copy of the City's staff report and recommendation to the hearings body will be available for review at no cost seven days before the hearing. If you have questions, contact Henry Hearley at 541-682-3089, [hhearley@lcog.org](mailto:hhearley@lcog.org) or Sammy Egbert at 541-682-7852, [Sammy.egbert@ci.coburg.or.us](mailto:Sammy.egbert@ci.coburg.or.us).

**The staff report will be available on September 9, 2020 at 5:00p.m.** Copies of all materials are available at reasonable cost.

failure to raise an issue in person, or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

The subject property does not have an assigned address. An easily understood geographic reference to the subject property can be described as the property lying in between the eastern termination of East Van Duyn Street and northern termination of North Coleman Street. The subject property extends north and is adjacent to both North Harrison Street and Rustic Court. To further help identify the subject property, staff have provided a visual aid below.

For more information please contact Henry or Sammy at the contact information provided above.

