

City Council to Consider Annexation Application for Urban Growth Boundary Property on East Side of I-5

In 2017, the industrial Urban Growth Boundary (UGB) was expanded to take in 107 acres on the east side of the I-5, just due east of Premier RV. At the time it was expected that the zoning for the industrial lands would be light industrial. The expansion was in response to the City's need to take in additional industrial lands to meet the state requirements of maintaining a 20-year inventory of available lands. However, it was also in response to a regional need for employment related lands. The 107 acres is one of the largest properties available between Portland and Roseburg along the I-5 Corridor.

In September, 2020, the City received an application from the UGB land property owner to be annexed into the City and thus opening up the ability to develop the property. In November, 2020, a related application for the rezoning of subject property was received. It is the owner's intention to sell the property to would be developers in lot sizes ranging from 20 acres up to the full property. No parcel may be smaller than 20 acres. The application specifically requests light industrial zoning.

Light Industrial allows for many uses including offices, medical facilities, retail products made on site, food products, furniture manufacturing, vehicle maintenance and repair, Trailers, Campers & Recreational vehicles, and a wide range of other uses. More information about Light Industrial zoning can be found in the Coburg Development Code which is available on the City website.

The Council and Planning Commission held a work session in October, 2020, to learn about the process of annexation. In December, 2020, the City informally notified the properties in the vicinity of the Urban Growth Boundary by mail that an application had been received by the City.

A second work session was held on February 23 to discuss the application and the specifics of the annexation agreement.

The City Council will consider the application which will be approved by ordinance. This will include two readings and a public hearing spread over two months. The zoning request for the property will be heard by either the City Council or Planning Commission and could include an additional public hearing.

These meetings will include the public ability to attend and provide comment on the subject. It is anticipated that these meetings will take place in April or May.

Questions regarding giving public comment can be addressed to City Recorder Sammy Egbert at sammy.egbert@ci.coburg.or.us.

General questions regarding the annexation can be addressed to Anne Heath, City Administrator at anne.heath@ci.coburg.or.us.

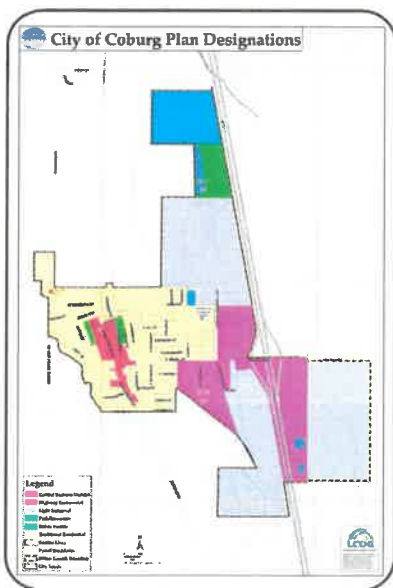
mini Newsletter for UB

City Council to Consider Annexation Application



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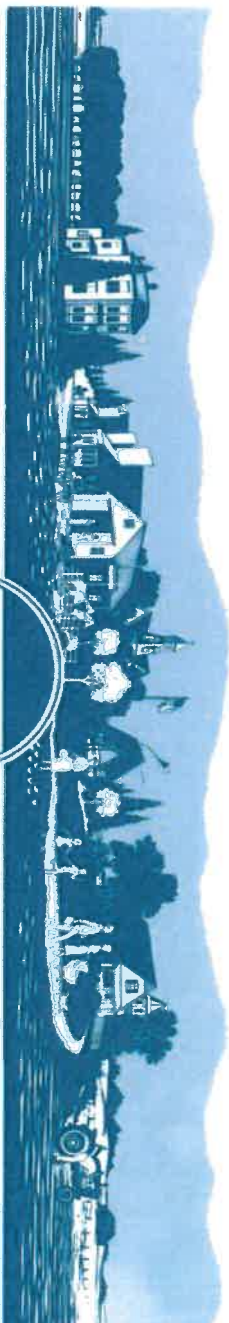
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OREGON 97408 • 541-682-7850 FAX 541-485-0655

Notice shall be posted on each street frontage of the subject property, in a conspicuous place that is visible from the public right-of-way. If no street abuts the subject property, the notice shall be placed as near as possible to the subject property in a conspicuous place that can be readily seen by the public.

NOTICE OF ANNEXATION AND REZONE

The **Coburg City Council** will hold a public hearing **Tuesday, December 14, 2021**, at 7:00 p.m. at, Coburg City Hall, 91069 N Willamette St., Coburg, Oregon, to consider Planning Commission's recommendation for an annexation and rezone. The City Council will review the application and related materials, the staff report, and written comments. They will accept oral testimony for and against the proposal and provide the applicant an opportunity to rebut testimony. City Council will take final action on the proposed annexation and rezone.

APPLICANT:

Ravin Ventures, LLC & Hardly Hackit, LLC

FILE NUMBER:

ANX 01-20 & ZC 01-20

REQUEST:

Annexation of 105.73 acres parcel into Coburg City Limits and application of City Zoning designation.

DATE POSTED:

December 1, 2021

PROPERTY LOCATION:

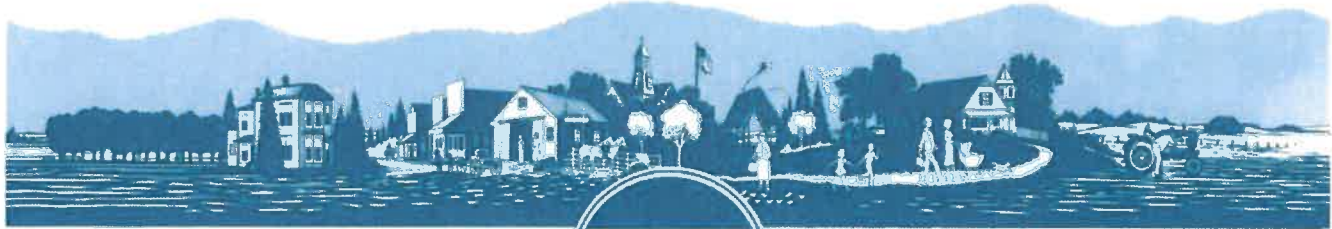
Assessor's Map 16-03-34-00, Tax Lot 00202

ZONING:

Lane County Exclusive Farm Use (EFU 40 acre minimum)

PLAN DESIGNATION:

Light Industrial



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Dear Property Owner: As a property owner within 300-feet of site described below, the City is required to notify you of this pending Type IV legislative 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 LAND USE REQUEST – ANNEXATION AND ZONE CHANGE

APPLICATION NUMBER: ANX 01-20 & ZC 01-20

APPLICANT: Ravin Ventures, LLC & Hardly Hackit, LLC

REQUEST: Annexation of 105.73 acres parcel into Coburg City Limits and application of City Zoning designation.

PROPERTY LOCATION: Assessor's Map 16-03-34-00, Tax Lot 00202

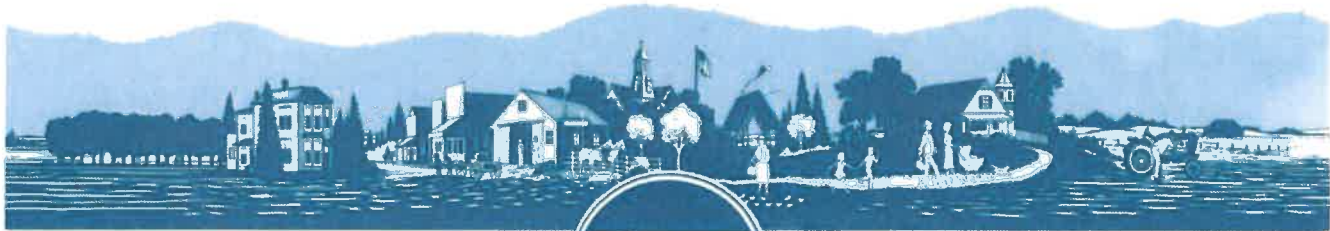
ZONING: Lane County Exclusive Farm Use (EFU 40 acre minimum)

PLAN DESIGNATION: Light Industrial

APPLICABLE CRITERIA: Article XX Boundary Changes. Article XXI Zone Changes. Article XIV Master Planned Developments.

MAILING DATE: October 8, 2021

The proposal is annexation of a 105.73-acre parcel of land within the Urban Growth Boundary of the City of Coburg. If annexed, the property will be within the City Limits of Coburg. The property will also have its initial City Zoning designation applied as it currently has a Lane County zoning designation. The zoning designation will be determined by City Council as part of the application process. The uses that



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December 29, 2020

Dear Neighbors,

I am reaching out to you to informally tell you about an important application that has been submitted to the City of Coburg.

In January, 2018 the City expanded the (UGB) Urban Growth Boundary to 106 acres of light industrial property just to the east of Premier RV (see map attached). This expansion took in to account the need for additional light industrial lands not just for the City of Coburg, but the region as a whole. The intent was to not only to provide for local employment growth, but to expand on regional employment opportunities.

In September, 2020 the City received an application from the owners of the Urban Growth Boundary property to annex into the City limits. This application has now been deemed complete and will be submitted to the City Council for approval in the new year. During the application process there is a mandatory notification of neighbors within 300 feet of the subject property. However, I believe it is important that we reach out to the neighborhood as a whole. Therefore, you are receiving this letter.

My main purpose is to allow you the opportunity to ask questions of myself and/or my planning staff prior to this application coming to City Council. We welcome your questions. Questions regarding the application may be sent to myself by email at anne.heath@ci.coburg.or.us or by calling me at 541-682-7871. Questions will be forwarded to our planning staff for response.

A public hearing will be held before City Council on this application and public comment will be part of that hearing. The date of the hearing has not yet been scheduled. When scheduled it will be posted to the public on the City website. **If you wish to be included in the notification process of that hearing, or if you wish to provide comment at the hearing, then please let us know by contacting the City Recorder by email at Sammy.Egbert@ci.coburg.or.us or by phone at 541-682-7852.**

Sincerely

Anne L. Heath, City Administrator
City of Coburg

APPLICABLE CRITERIA:

Article XX Boundary Changes. Article XXI Zone Changes. Article XIV Master Planned Developments.

STAFF CONTACT

Henry Hearley, Planner, 541-682-3089, hhearley@ci.co.gov or Sammy Egbert, 541-682-7852

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. The staff report will be available seven days prior to the hearing; copies can be provided at a reasonable cost.

SUBJECT PROPERTY

