

**Memo From: Anne Heath**

**To: Planning/Legal/City Recorder**

**Regarding: Lamont Property behind City Hall, Coburg, Oregon**

**Date: August 19, 2022**

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I have done hours of research on this lot and believe I have enough evidence to concur that this is not Park and Open Space and should be rezoned to central business district property which is what the remainder of the lot is currently zoned.

In the 1980 Comprehensive Plan – Map 8, the whole area west of this lot was deemed Park & Open space. If you go back further, it was agriculture. I believe this was carried over from when the City of Coburg first adopted Lane County Maps.

In May of 1994, Ordinance No. A-131-G was passed which rezoned lot #16-03-32-11-2400 from park and open space to residential. This lot was part of the new plat of Coburg Estates a became Coburg Estates Phase I and 2.

If you compare the latest comprehensive plan map with the map 8, and align the property lines with the street to the north, the current lot behind City Hall had a strip that was probably left out of the change in zoning. My guess is, someone else owned it and therefore the zoning was not changed as it was not part of the future subdivision. It was not donated parkland attached to the subdivision because the subdivision plan maps show that the park land being dedicated for all phases was the area to the west along the Canterbury slough now part of the trail system in Coburg. A-131-G established that the City did not have the money or the will to develop parkland in this area and therefore were converting the area to residential use, which was a great need at the time.

Further, if you go to the Park Master Plan Maps, this property is not listed in current or future parkland. It was never part of the plan for the future.

I believe that there is enough evidence to change the current map and remove the park & Recreation strip officially.

**I am wondering if it is appropriate to provide this information to the property owner and have them make an appeal to the City Council to approve the map change????**

**Attachments:**

Comprehensive Plan Map 8

Current Comprehensive Plan Map

Ordinance A-131-g

Coburg Estates First Edition Plat Map










Lot 2400 Parcel history – Moved from over 13 acres to only one small lot when Coburg Estates was plotted

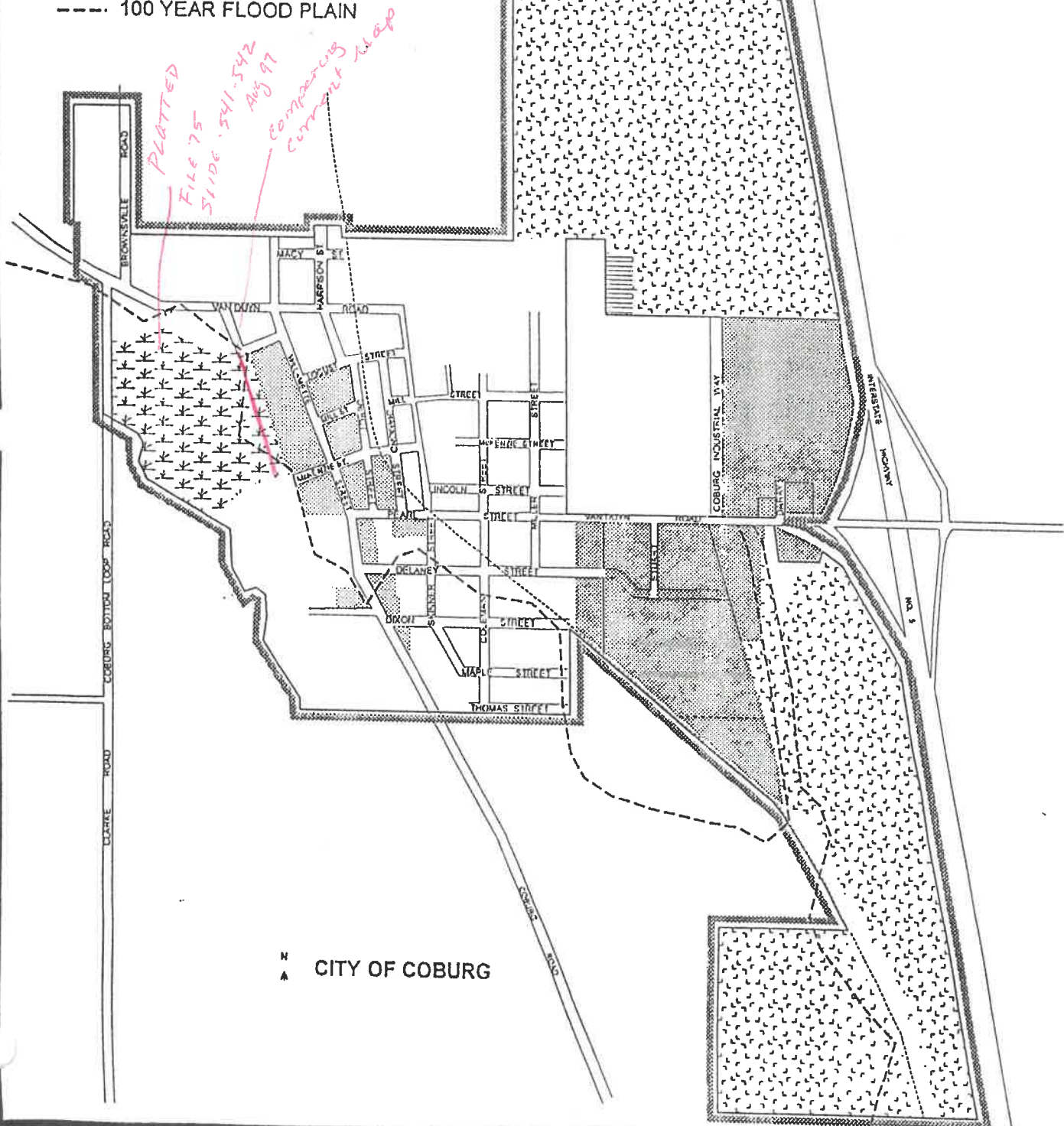
Park Master Plan Maps

# Coburg Comprehensive Plan Diagram

1980

Map 8

-  RESIDENTIAL
-  CENTRAL BUSINESS
-  HIGHWAY COMMERCIAL
-  LIGHT INDUSTRIAL
-  PARK, REC. & OPEN SPACE
-  PUBLIC WATER SERVICE
-  URBAN GROWTH BOUNDARY
-  CITY LIMITS
-  100 YEAR FLOOD PLAIN

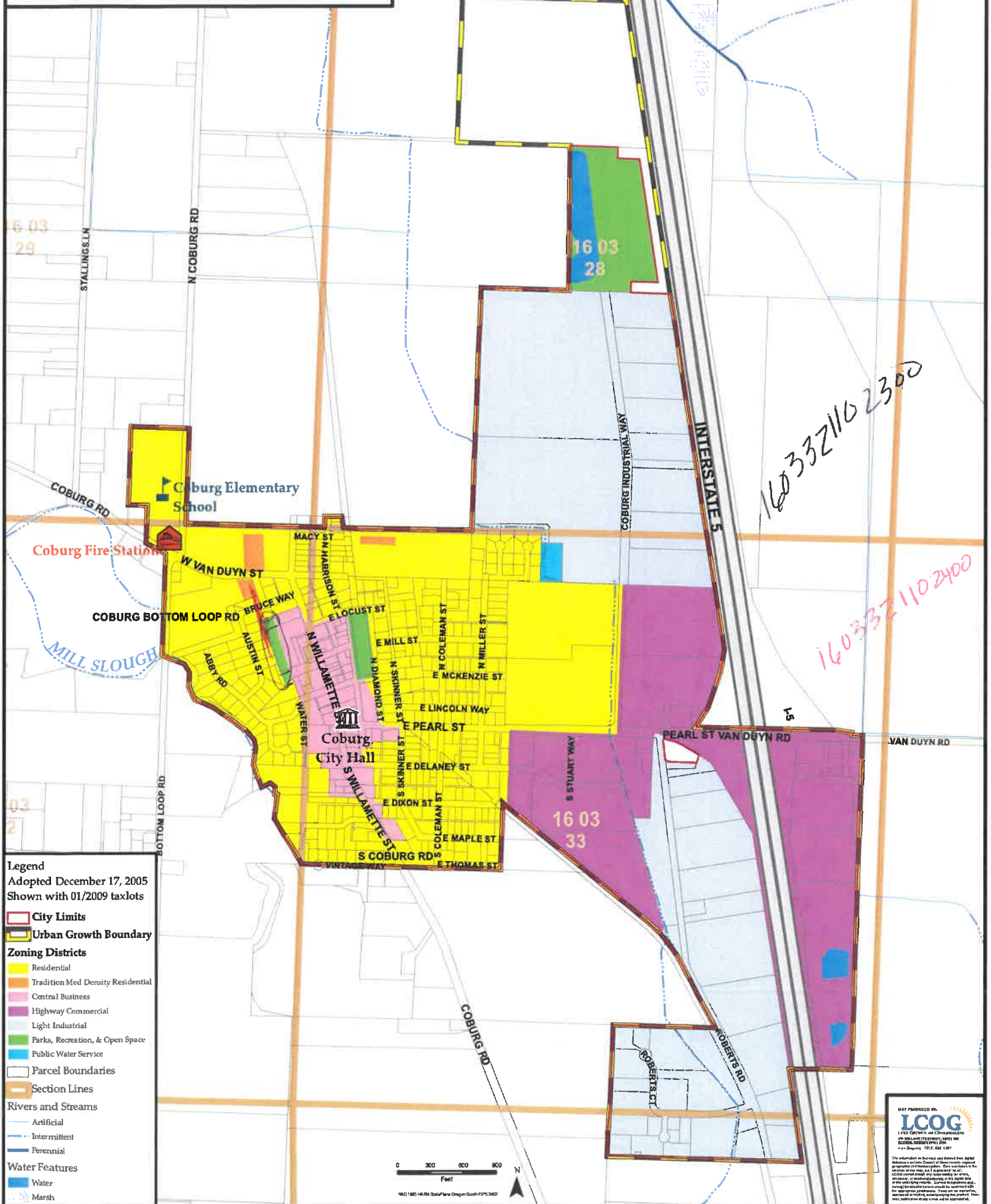


N  
▲ CITY OF COBURG



# Coburg Zoning Districts

Also see the Coburg Overlay Zone Map



Legend  
Adopted December 17, 2005  
Shown with 01/2009 taxlots

- City Limits
- Urban Growth Boundary
- Zoning Districts
  - Residential
  - Tradition Med Density Residential
  - Central Business
  - Highway Commercial
  - Light Industrial
  - Parks, Recreation, & Open Space
  - Public Water Service
- Parcel Boundaries
- Section Lines
- Rivers and Streams
  - Artificial
  - Intermittent
  - Perennial
- Water Features
  - Water
  - Marsh



MAP PROVIDED BY  
**LCOG**  
LAND CONSERVATION AND CONSERVATION  
OF OREGON  
1000 NE 10TH AVE, SUITE 100  
PORTLAND, OREGON 97232  
www.lcog.org  
The information on this map was derived from digital data provided by the City of Coburg. The City of Coburg is not responsible for any errors or omissions in the data. The City of Coburg is not responsible for any errors or omissions in the data. The City of Coburg is not responsible for any errors or omissions in the data.



ORDINANCE NO. A-131-g

AN ORDINANCE AMENDING ORDINANCE NO. A-131, AS AMENDED, TO CHANGE THE COBURG COMPREHENSIVE RECOMMENDED PRIORITIES FOR RESIDENTIAL DEVELOPMENT MAP AND COBURG COMPREHENSIVE PLAN DIAGRAM MAP REGARDING TAX LOT 16-03-32-11-2400, REPEALING CONFLICTING ORDINANCES AND DECLARING AN EMERGENCY.

THE CITY OF COBURG ORDAINS AS FOLLOWS:

1. Ordinance No. A-131 is hereby amended to provide that Tax Lot 16-03-32-11-2400 on the Coburg Comprehensive Recommended Priorities For Residential Development Map be changed from Priority 4 to Priority 2 and on the Coburg Comprehensive Plan Program Map be changed from Parks/Recreation/Open Spaces to Residential.

2. Each provision of ordinances in conflict with this ordinance is hereby repealed to the extent of that conflict. Ordinance No. A-131, as previously amended, shall, except as amended herein, remain in full force and effect.

3. Any provision of this difference that may be finally adjudged to be unenforceable shall be severable from the remaining provisions which shall remain in full force and effect.

4. Because of the increasing need for more residential property within the city, the city's financial inability to acquire or develop the subject property for its presently zoned purposes and tax portion of the subject property must be donated to the city for park purposes under the city's subdivision ordinance, the public welfare will best be served by declaring an emergency to accommodate the timely development of the subject property. Consequently, an emergency is hereby declared to exist and this ordinance shall take effect immediately upon its adoption by the council and approval by the mayor.

After public notices and hearings this ordinance was read and put upon its final vote by the city council at its May 17, 1994, meeting. The vote of the council was:

Yes: 5  
No: -0-  
Abstentions: -0-

old 16 03 32000 207

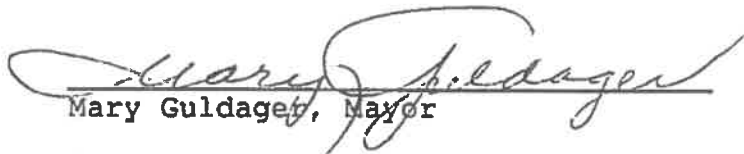
BEFORE THE COBURG CITY COUNCIL

In the matter of the request by	)	
Charles Shepard for a comprehensive	)	
land use and zoning map amendment for	)	FINDINGS OF FACT,
property located north of the Coburg	)	CONCLUSIONS AND ORDER
Estates Subdivision -	)	
Tax Lot 16-03-32-11-2400	)	

COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT  
CRITERIA AND FINDINGS OF FACT

1. The criteria for a comprehensive plan and zoning maps amendments applied by the Planning Commission in considering this matter is hereby adopted by the Coburg City Council as the criteria relevant to a decision upon this application.
2. The notice procedures provided by the City of Coburg's zoning ordinance were implemented for the public hearings held on this application by the Coburg Planning Commission on November 17, 1993, and March 9, 1994.
3. The entire record of the public hearings on this matter conducted by the Coburg Planning Commission and the recommendations are incorporated herein by this reference. The findings of fact and conclusions, included in those records, made by the Coburg Planning Commission is hereby adopted by the Coburg City Council as its findings of fact and conclusions on this application.
4. The light industrial and highway commercial zoning districts are beginning to rapidly develop which will bring hundreds of new jobs to the city and increasing demand for residential property.
5. Property to the south of the subject property has been subdivided and is in the process of being developed residentially.
6. The city lacks the resources to acquire or develop this property for parks, recreation or open space purposes and will continue to lack such resources in the future.
7. The city has received two parcels of property from the owner of the subject property for park and recreation purposes in separate transactions which, together with the park land donation which will be required by the subdivision ordinance when the subject property is developed, will significantly off-set any possible future park, recreation or open space

SIGNED AND APPROVED this 16th day of March,  
1994.

  
Mary Guldager, Mayor

ATTEST:

  
Diane Williams, City Recorder

# EXACT COPY CERTIFICATION

I, DAVID L. BROWN, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

David L. Brown  
DAVID L. BROWN, P.L.S.

## COBURG ESTATES FIRST ADDITION

N.E. 1/4, SEC. 32, T.16S., R.3W., W.M.

COBURG, LANE COUNTY, OREGON

JUNE 23, 1997

SCALE 1"=60'

FILE 75 SLIDE 541

FILED

DATE August 21, 1997  
LANE COUNTY CLERK & RECORDER OF CONVEYANCES  
DEPUTY P. A. D. BROWN

7.00M 48" FOUND 2 3/4" BRASS CAP MARKED "LCC 481 1997" STATE PLANE COORDINATES PER LANE COUNTY DATUM  
NORTHING 91426.345  
EASTING 1326435.471  
NAD 1987, OREGON COORDINATE SYSTEM, SOUTH ZONE

"KEZI TOWER" USED AS AZIMUTH SIGHT ONLY. STATE PLANE COORDINATES PER LANE COUNTY DATUM  
NORTHING 90246.017  
EASTING 1343805.19  
NAD 1987, OREGON COORDINATE SYSTEM, SOUTH ZONE

INITIAL POINT  
GEODETTIC CONTROL TIE

### REFERENCES

- COUNTY SURVEY FILE NO. 34442 BY DAVID L. BROWN, (BRANCH ENGINEERING) FILED JULY 1, 1997.
- COBURG ESTATES AS PLATTED AND FILED BY BRANCH ENGINEERING FEBRUARY 16, 1994 IN FILE 74, SLIDES 131 AND 132, LANE COUNTY COUNTY PLAT RECORDS.

### LEGEND

- FOUND 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "BRANCH ENG LS 2603" PER REFERENCE 1, EXCEPT AS NOTED.
- FOUND 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "BRANCH ENG LS 1138" PER REFERENCE 2.
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "BRANCH ENG. LS 2603".
- SET 1/4" X 2 1/2" P.K. NAIL WITH 1 1/4" BRASS WASHER MARKED "LS 2603".
- SET 5/8" X 30" REBAR WITH RED PLASTIC CAP MARKED "REF. MON. LS 2603", N 68°30'00" E 2.00 FEET FROM LOT CORNER.
- DENOTES MEASURED BEARINGS AND DISTANCES ARE EQUAL TO DATA OF RECORD.
- DENOTES LINE NOT TO SCALE.
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
- L.C.O.R. DENOTES LANE COUNTY OFFICIAL RECORDS.
- ( ) DENOTES DATA OF RECORD.
- ALL DISTANCES SHOWN ARE IN FEET.

REGISTERED  
LAND SURVEYOR  
David L. Brown

Branch Engineering  
310 Fifth Street  
Springfield, Oregon 97477  
(541)748-0887 FAX (541)748-0380

PROJECT NO. 92-275E

PAGE 1 OF 2

DWG. NO. 275E-PUDWGAD. 6-12-97



### CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	07°30'00"	100.00	13.08	13.08	N 48°45'00" W
C2	31°00'00"	200.00	108.21	106.90	N 37°00'00" W
C3	07°30'00"	75.00	9.82	9.81	N 48°45'00" W
C4	07°32'33"	225.00	30.95	30.93	N 48°33'34" W
C5	23°07'07"	225.00	90.79	90.17	N 35°03'34" W
C6	09°00'00"	25.00	39.27	35.35	NORTH
C7	86°30'00"	25.00	36.00	32.97	S 86°15'00" W
C8	12°11'20"	175.00	37.23	37.16	N 45°24'20" W
C9	18°48'40"	175.00	57.46	57.20	N 30°54'20" W
TAX MAP 16-03-32-11, TAX LOT 2400					

# PARCEL RECORD - Cartographic Unit

1689734

Page

of

Code Area	Township	Range	Section	1/4	1/16	Parcel Number	Type	Number	Formerly part of
	16	03	32	1	1	02400			

Map Number		Tax Lot Number		Special Interest
16	03	32	1	

Previous Account Number		OFFICIAL RECORD OF PARCELS PRIOR TO DEED PROPERTIES	
CANCELLED		OFFICE OF COUNTY CLERK, Lane County, Oregon	
CANCELLED		CANCELLED	
NEW 16 03 32 11	2400	ACCT. NO.	
OLD 16 03 32	201	1689734	

ACCOUNT NUMBER		TOWNSHIP		RANGE		SECTION	
NEW 16 03 32 11		16		3		32	

LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING
	DATE OF ENTRY	DEED NUMBER	
Beginning at a point in the Middle of a Slough on the West line of the John Diamond DLC No. 44, in Township 16 South, Range 3 West of the Willamette Meridian, said point being 772.0 Ft South of the Northwest corner of said claim; thence South 71 1/2° East 80.0 Ft to the True Point of Beginning; thence North 68°49' East 684.0 Ft; thence North 21°11' West 291.3 Ft; thence South 81°15' East 115.4 Ft; thence North 68° East 145.0 Ft; thence South 19-1/2° East 58.7 Ft; thence North 68°49' East 70.0 Ft; thence South 21°11' East 88.4 Ft; thence South 68°49' West 110.0 Ft; thence South 22°21'15" East 484.54 Ft; thence South 21°25" East 132.24 Ft; thence South 43°15' West 587.35 Ft; thence North 53°30' West 128.0 Ft; thence North 59°00' West 200.0 Ft; thence North 68°00' West 182.0 Ft; thence North 27°00' West 131.0 Ft; thence North 15°00' East 125.0 Ft; thence North 33°00' West 90.0 Ft; thence North 71°30' West 112.0 Ft to the True Point of Beginning, in Lane County, Oregon.	1979	R938/61945	
	1983	R1215/8231320	
	1984	R1297/84-21687	
	1988	R1493/8755810	

History of Parcel		Deed Record		Acres Remaining
Exceptions/Additions	Date of Entry/ Acquisition	Volume	Page	
NEW DESCRIPTION	2004 ND	R2412/9831351		0.07
	2004 acd	2001-034525		

Remarks EXCEPT: 0.38 ac out to TL 2100 by R1923/ 94-12254 for 1997.		Containing more or less	
CANCELLED		13.42	
CANCELLED		13.04	
CANCELLED		6.34	
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Remarks EXCEPT: 6.70 acres into new plat "Coburg Estates First Addition" by file 75 slide 541-542 for 1998		Containing more or less	
CANCELLED		13.42	
CANCELLED		13.04	
CANCELLED		6.34	



## Existing Coburg Parks

- ① Norma Pfeiffer Park
- ② Pavillion Park
- ③ Trails End Park
- ④ Jacob Spores Park
- ⑤ Booth Kelly Millpond Trail
- ⑥ Johnny Diamond Park

