



Planning Department
TYPE II
Land Use Application – Limited Land Use

Date Received 3-6-2024

(For official use only)
Application Number

Date Paid & Receipt # N/A

Application Type (CHECK ONE)

- Appeal to Planning Commission
Change in Use
Code Interpretation/Determination
Master Planning – Minor Modification
Property Line Consolidation
Site Review – commercial/industrial
Site Review – historic structure
Site Review – manufactured home park
Site Review – Minor
Temporary Use Permit
Variance – Building Permit Residential Design Standard
Other Limited Land Use: Written extension request for site review SR 01-22

IMPORTANT: Any application determined to need Planning Commission, i.e. becomes Type III, must be submitted 45 days prior to the next Planning Commission meeting to meet notice requirements.

PRINT CLEARLY AND COMPLETE ALL SPACES

Applicant Information

Name Stephen Sheehan
Daytime Phone (541) 543-0393
Mailing Address 32744 Macy St. Coburg
Email Stephen@elkhornbrewery.com
Contact Person Stephen
Contact Daytime Phone SAME

Site Information

Street Address 91032 Willamette St. COBURG, OR 97408
Map & Tax Lot #
Total Area (sq. ft./acres)

If more than one lot:

Map and Tax Lot # Total Area
Map and Tax Lot # Total Area
Map and Tax Lot # Total Area

If applicable:

Present Use(s) of Property vacant
Proposed Use(s) of Property Bakery/Gen store/Restaurant
For appeal, associated land use application number (e.g. SR-04-18) SR 01-22

Property Owner Information

Name Stephen Sheehan Daytime Phone _____
Mailing Address "SAME" Email _____
Contact Person _____ Contact Daytime Phone _____

Is there more than one applicant or site associated with this application? If so, check here. **ATACH A SEPARATE SHEET WITH ADDITIONAL APPLICANT AND SITE INFORMATION**

ATTACH THE FOLLOWING DOCUMENTAION WITH YOUR APPLICATION: OFFICIAL COMPLETENESS CHECK

- Written legal description of the property(ies) _____
- Copy of Assessor's Map, highlight property(ies) (8.5" x11" or 11" x 17" SIZE) _____
- * Written statement addressing all applicable Zoning District Criteria _____
- Site Plan and/or Engineered Drawings (see site plan checklist) _____
- Preliminary Title Report and supporting documentation _____
- Septic Approval from Lane County Sanitarian _____
- Is the property in the flood plain? YES NO

** Written Statements must be in the form of factual statements or findings of fact and supported by evidence. List the findings criteria In the Coburg Zoning Code (Ord. A-200-H) and develop evidence that supports it.*

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property pins must be shown on the drawings and visible upon site inspection. In the event that the pins are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard will result most likely in not only the request being set aside, but also possibly in any structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

[Signature] Date: 3/7/24
Applicant Signature

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

[Signature] Date: 3/7/24
Property Owner Signature #1

Stephen Sheehan
Print Name

[Signature] Date: 3/7/24
Property Owner Signature #2

Colleen Sheehan
Print Name

3/5/2024

Request for Extension from the Planning Commission

Willamette Forks LLC

91032 Willamette St. Coburg, OR 97408

MAR 06 2024

Received by
City of Coburg

3/5/2024

Planning Commission – Coburg, OR

Dear Planning Commission,

I am writing to formally request an extension of the approval period for our project under Willamette Forks LLC. Our original site design review plan was approved on March 10 2023, and we are now seeking an extension to the approval period in accordance with Section 3 of the approval conditions.

The specific conditions outlined in Section 3 for granting an extension are as follows:

a. No changes are made to the original approved site design review plan; b. The applicant can demonstrate intent to initiate construction on the site within the six-month extension period; c. There have been no changes to the applicable Code provisions on which the approval was based. If there have been changes to the applicable Code provisions and the expired plan does not comply with those changes, then the extension shall not be granted; in this case, a new site design review shall be required; d. The applicant demonstrates that failure to obtain building permits and substantially begin construction within one year of site design approval was beyond the applicant's control.

We confirm that our project fully complies with the conditions outlined above:

a. Our original approved site design review plan remains unchanged. b. We are fully committed to initiating construction within the proposed six-month extension period. c. There have been no changes to the applicable Code provisions on which our approval was based, and our plan remains compliant with all relevant regulations. d. The delay in obtaining building permits and commencing construction was due to circumstances beyond our control, which we will be happy to provide further details on if necessary.

Given the above, we respectfully request an extension of the approval period for our project not to exceed six months from the original expiration date. This extension will allow us the necessary time to finalize preparations and begin construction as planned.

We appreciate your consideration of our request and look forward to your favorable response. Should you require any further information or documentation, please do not hesitate to contact us.

Thank you for your attention to this matter.

Sincerely,

Stephen Sheehan

Willamette Forks LLC

