

**CITY OF COBURG PLANNING
PO BOX 8316 Coburg, OR 97408**

**STAFF REPORT
Extension Request for Restaurant & Brewery “Willamette Forks” Site Design
Review (SR 01-22)**

Report Date: March 13, 2024

I. BASIC DATA

Applicant/Property Owners: Stephen & Colleen Sheehan
3913 Aerial Way
Eugene, OR 97402

Assessor’s Map and Tax Lots #: Assessor’s Map 16-03-33-23 Tax Lot 04200

Situs Address: 91032 S Willamette Street, Coburg, OR 97408

Comprehensive Plan Designation: Traditional Residential (TR)

Current Zoning: Central Business District (C-1), Architecturally Controlled Area, Historic District and Downtown District overlay

II. REQUEST

The request is for an extension of the approval period for the site review application (SR 01-22) for Willamette Forks, a restaurant and brewery located at 91032 S. Willamette St.

III. BACKGROUND

The original site review application was processed concurrently with a conditional use permit application (SR 01-22 & CUP 01-22), which the Planning Commission approved with conditions on February 15, 2023. The decision was final on March 10, 2023 once the 14 day appeal period passed after the mailing date of the notice of decision. Site Design Review approvals are effective for a period of one year. The site review approval period ends March 10, 2024. The applicant submitted a written request to the Planning Commission for an extension on March 6th, 2024. The written request for an extension and application are Attachment A. The original staff report and findings can be found in Attachment B for reference.

IV. APPROVAL CRITERIA AND ANALYSIS FOR EXTENSION TO SITE DESIGN REVIEW APPROVAL PERIOD

Article XI. Land Use Review and Site Design Review

H. Development in Accordance with Permit Approval; Modifications; Permit Expiration

3. Extension. The Planning Commission shall, upon written request by the applicant, grant a written extension of the approval period not to exceed six months; provided that:

a. No changes are made on the original approved site design review plan;

FINDING: Applicant stated that no changes have been made to the original approved site design review plan as stated in Attachment A. Criterion satisfied.

d. The applicant can show intent of initiating construction on the site within the six month extension period;

FINDING: Applicant stated that they are committed to initiating construction within the requested six month extension.

e. 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; and

FINDING: Applicant stated that there have been no changes to applicable code provisions and the plan remains compliant with all relevant regulations. Staff needs to clarify that the Downtown District overlay zone was adopted on September 27, 2022 by Ordinance A-200-L, the Coburg Zoning Code, which was after the original application was received. While the subject property is now subject to the Downtown District overlay requirements, there are no new regulations that would apply to the site review approval because existing, historic structure is not being altered in footprint, height or mass. The expired plan complies with the applicable code provisions. Criterion met.

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.

FINDING: Applicant stated the delay in obtaining building permits and commencing construction was due to circumstances beyond their control. The applicant did not provide details to demonstrate the failure to obtain building permits and begin construction was beyond their control but offered to provide further details if necessary.

VI. INFORMATIONAL ITEMS

The extension of the approval period is not to exceed six months. If granted, the expiration for the approval period would become September 10, 2024. There are no code provisions to provide additional extensions.

VII. Findings of Fact to be Signed by Chair

The findings for the written extension request are included in this staff report. Should Planning Commission grant the extension, any changes to the findings will have to be reflected in the findings signed by the Planning Commission Chair.

VIII. ATTACHMENTS

Attachment A – Applicant's materials: application form and written request

Attachment B – Staff Report and Findings for site review SR 01-22 (original site review)