



Planning Department
TYPE III
Land Use – Quasi-Judicial

COBURG PLANNING

AUG 05 REC'D

☐ APPROVED ☐ RECEIVED
☐ PAID ☐ ISSUED

Date Received _____

(For official use only)

Application Number _____

Date Paid & Receipt # _____

Application Type (CHECK ALL THAT APPLY)

- ☐ Appeal to City Council
- ☐ Appeal to Planning Commission
- ☐ Conditional Use Permit
- ☐ Final Subdivision 1-5 lots
- ☐ Final Subdivision 6+ lots
- ☐ Home Occupation
- ☐ Master Planning – Major Modification

- ☐ Partition
- ☐ Replat
- ☐ Tentative Subdivision (all)
- ☐ Variance
- ☐ Zone Change
- ☐ Zone Map Change

IMPORTANT: Any application determined to need Planning Commission, 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 Alan Wells Daytime Phone (541) 990-9613
Mailing Address 202 NW 6th St, Corvallis, OR 97330 Email alan@commercialassociates.org
Contact Person Alan Wells Contact Daytime Phone _____

Site Information

Street Address 91070 N Willamette Street COBURG, OR 97408
Map & Tax Lot # 16-03-33-23-03700 Total Area (sq. ft./ acres) 0.33 acres, 14,375 sf

If more than one lot:

Map and Tax Lot # _____ Total Area _____

Present Use(s) of Property Food Truck Piazza - (4) Food trucks with temporary covered eating area

Proposed Use(s) of Property Permanent structure w/ (2) commercial kitchens and eating area with (2) food trucks

Property Owner Information

Name Marc Mezzetta Trust (50%) Alan Wells Revocable Trust (50%) Daytime Phone 541-990-9613
Mailing Address PO Box 8250, Coburg OR 97408 Email alan@commercialassociates.org
Contact Person Alan Wells Contact Daytime Phone _____

Is there more than one applicant or site associated with this application? If so, check here. ☐ ATTACH 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 Code Criteria* ☒ _____
Site Plan and/or Engineered Drawings (see sign site plan checklist) ☒ _____
Preliminary Title Report and supporting documentation ☒ _____
15 copies of application materials ☒ Submitted electronically to Megan Winner
Copy of Coburg Business License ☐ ? City should have this
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 plns must be shown on the drawings and visible upon site inspection. In the event that the plns 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.


Applicant Signature


Date: 7/29/2025

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.



Property Owner Signature #1

Date: 7/29/25


Print Name


Property Owner Signature #2 (if applicable)

Date: 8/5/2025


Print Name



Coburg Greenhouse

Marc Mezzetta Trust / Alan Wells Trust

91070 N Willamette Street

Coburg, Oregon



Project Description

This proposed project replaces the existing food truck plaza with a permanent structure known as the **Coburg Greenhouse**—a small-scale, year-round food service destination designed to accommodate local culinary vendors in a shared-use environment. The building will include two enclosed commercial kitchens, accessible restrooms, and a covered courtyard, offering a comfortable and flexible gathering space for both residents and visitors.

The courtyard will be enclosed with oversized overhead windows that foster a seamless connection between indoor comfort and the surrounding outdoor environment. In the warmer months, the windows can be fully opened to bring in fresh air and natural light, creating an open, airy atmosphere. During cooler seasons, the windows can be closed to create a cozy, weather-protected setting while maintaining a strong visual connection to the outdoors. This design approach supports year-round usability and enhances the overall guest experience. A full fire suppression system will be installed to meet life safety standards and ensure public safety.

As part of the transition, **two of the existing food trucks will remain onsite** and continue operations until the future development of the Coburg Inn's second building. This ensures continuity of service while reinforcing the Coburg Greenhouse's role as a community food hub—supporting small businesses, encouraging walkability, and offering a welcoming space for connection and casual dining.

Located immediately south of the Coburg Inn, the design of the Coburg Greenhouse complements the inn's architecture and reinforces the visual and historic character of the site.

All necessary utilities are already in place, and the existing Coburg Inn parking lot will continue to serve the site, providing adequate off-street parking for both the inn and the new Coburg Greenhouse.

Zoning Compliance

Zoning Designation:

The proposed project is located within the **Central Business District (C-1)**.

1. Purpose of the District:

The Central Business District is intended to preserve and enhance the downtown area as the historic heart of the community. Coburg's downtown serves as the central location for commercial services, civic functions, and mixed-use development. The district regulations are

designed to reflect the small-town and historic character of Coburg while supporting a pedestrian-oriented environment.

This project supports the purpose of the district by enhancing the downtown core and continuing to provide a needed commercial service. The architectural design thoughtfully considers the historical context and incorporates design elements that complement adjacent buildings, including the Coburg Inn.

2. **Uses and Structures:**

a. **Permitted Uses:** The proposed structure aligns with the following permitted principal uses:

- (5) Personal services, including catering/food services and restaurants
- (8) Retail stores and shops

In addition, the venue will continue to host small-scale community events, such as live music and game-day gatherings.

b. **Accessory Uses:** Normal accessory uses and structures are included.

c. **Conditional Uses:** No conditional uses are proposed.

Downtown Coburg Overlay District – Downtown Flex Parcel Type

Use: Retail / Service

Placement Standards:

- **Front Required Building Line (RBL):** 0–6 ft max. The front porch is set back 6 ft from the east property line. This standard is met.
 - **Setback from Secondary Roads and Parking:** 6 ft min. The structure is set back 25 ft from the existing asphalt parking lot, aligning with the adjacent building. This standard is met.
 - **Parking Setback from RBL:** 20 ft min. The existing parking lot is located behind the building. This standard is met.
 - **Parking Setback from Parcel Lines with No RBL:** 6 ft min., or 20 ft min. when abutting Traditional Residential. The existing lot abuts Downtown Flex parcels only. This standard is met.
-

Lot Coverage Requirements:

- **Minimum Lot Size:** 25 ft width; 1,500 sq ft area. Lot 3700 is approximately 0.33 acres ($\pm 14,375$ sq ft). This standard is met.
- **Maximum Lot Coverage:** 100%. The project includes the following components that support full lot coverage and pedestrian-friendly design:
 - A front porch and covered walkway built to the RBL.
 - Primary building entrance located along the Required Entry Zone (Willamette Street) and oriented to the street.
 - Pedestrian walkways connect the entrance to the public right-of-way.
 - Outdoor seating areas, the existing pocket park (grassy landscaped area) will remain, and pedestrian-scaled awnings/canopies

Architectural Control Area Compliance:

The Coburg Greenhouse design incorporates several historic exterior design elements:

- **Windows & Doors:** The exterior walls in the seating area will include decorative doors, transoms, and window trim consistent with other historic buildings in the district, similar to the adjacent Coburg Inn building.
- **Façade Treatments:** The street-facing façade includes windows with sills 1' - 6" above the sidewalk. The large overhead windows are designed to create a strong visual and physical connection to the outdoors. When open, they transform the courtyard into an engaging indoor-outdoor space, complete with bar-height counters that allow guests to sit at the window, enjoy a meal or drink, and interact with the surrounding activity. This design encourages social connection, supports flexible seating arrangements, and enhances the overall dining experience by bringing the outside in.
- **Roof Design:** The roof pitch and style are compatible with adjacent historic rooflines, and the structure features a cupola for architectural interest.
- **Rear Wall Treatment:** The rear wall will include an architectural feature over the service door and/or landscaping to avoid the blank wall monotony.

- **Pedestrian Weather Protection:** Awnings and overhangs are provided along the east (street-facing) side of the building continuing the adjacent Coburg Inn's.
- **Primary Street Façade:** Built to meet the RBL along 60% of the frontage. This standard is met.
- **Building Width/Articulation:** The building's maximum width is 42 ft. Architectural articulation is provided at the west-facing rear entrance, satisfying the requirement for articulation every 40 ft or less.

Height Requirements:

- **Number of Floors:** One floor (min. 1, max. 3 allowed).
- **Ground Floor Elevation:** Flush with the existing sidewalk.
- **Floor-to-Floor Height:** The floor-to-floor height is 10 ft.
- **Overall Building Height:** Approximately 25 ft. The parcel does not abut a Traditional Residential zone. All height requirements are met.

Fenestration Requirements:

- The fenestration standards for ground floor façade incorporates compliant window features as noted above. Percent of façade area (ground floor) required is 50%-80%.

Façade wall (sf)	Fenestration (sf)	Fenestration %
411.6	245.28	53

The Coburg Greenhouse will have a façade fenestration of 53%. This requirement is met.

Sustainable Landscape Standards:

The Coburg Greenhouse Food Pavilion has been designed to align with the **Sustainable Landscape Standards for Downtown Coburg**, ensuring that the landscape contributes meaningfully to the pedestrian-oriented character of the downtown area while promoting long-term environmental health.

- **Purpose and Applicability:** This project meets the applicability criteria as a redevelopment located within the Downtown Coburg Overlay District. As such, it is subject to the standards outlined in Article VII, Section 4, including sustainable stormwater strategies, vegetated infrastructure, and context-sensitive design principles.
- **Landscape Function and Intent:** Landscape design on the site fulfills both aesthetic and functional roles. At the parcel level, the landscape contributes to a visually appealing and welcoming environment for residents and visitors. It creates comfortable public spaces that support social interaction, pedestrian activity, and the lively community atmosphere Coburg envisions for its downtown core. At the neighborhood scale, the design contributes to a cohesive public realm by integrating with surrounding streetscapes and enhancing the urban fabric.
- **Sustainability and Stormwater Management:** A key focus of the landscape approach is the implementation of **Low Impact Development (LID)** practices. The proposed site design will incorporate existing on-site infiltration planters to effectively manage runoff and reduce environmental impact. These systems were appropriately sized to include the subsequent phases of the previously proposed Coburg Inn development and ensure that post-development runoff rates remain at or below pre-development levels, being in full compliance with Coburg’s sustainability requirements.
- **Parking Lot Landscaping Standards (Article VII.C.4.c):** The design of the existing on-site parking area adheres to the landscape-related provisions of Article VII.C.4.c, integrating trees and plantings that provide shade, reduce heat island effects, and contribute to the overall visual quality of the lot. All landscaping elements are carefully selected for drought tolerance and compatibility with the regional climate, further supporting long-term sustainability and ease of maintenance.

In summary, the landscape design for the Coburg Greenhouse Food Pavilion not only meets the city’s regulatory requirements but also embodies the broader goals of environmental stewardship, public

enjoyment, and downtown vitality.

Parking Lot Design and Compliance with Article VII Standards:

The proposed parking area for the Coburg Greenhouse Food Pavilion was designed to be in full accordance with the **Parking Lot Design Standards** of the Downtown Overlay District. The existing lot is located at the **rear of the primary structure**, minimizing its visual impact and reinforcing the pedestrian-oriented streetscape. There are no adjacent residential properties.

- **Screening and Visual Buffering:** The parking lot does not abut a residential district. This section does not apply.
 - **Landscaping and Shade Requirements:** There are no changes to the existing parking lot. This section does not apply.
 - **Pavement and Stormwater Strategy:** There are no changes to the existing parking lot. This section does not apply.
-

Supplementary District Regulations:

Access Management and Vision Control Compliance

The Coburg Greenhouse Food Pavilion project does not propose any changes to the existing parking lot layout or access points. The current configuration complies with **Access Management and Vision Control Regulations** as set forth in Article VIII.B. The existing driveways are appropriately located and do not interfere with intersection visibility or safe circulation. No structures, plantings, or signage will be placed within the **vision clearance area** defined as 20 feet from the intersection and between 2.5 and 10 feet above grade, ensuring **clear sightlines** for vehicles and pedestrians.

Compliance with Off-Street Parking Requirements – C-1 District

The Coburg Greenhouse Food Pavilion site is located within the Central Business District (C-1), where minimum off-street parking requirements are exempt under Section 2(b), with the exception of parking for employees and work vehicles. The site is currently used as a food truck plaza, and this use will continue with no increase in the number of food vendors. The project proposes to replace the temporary arrangement with a permanent structure that will house two of the existing food truck operators in enclosed kitchens. The two other food trucks will remain on site.

Because the **number of vendors and staffing levels are not increasing**, the existing parking is expected to remain sufficient. On-site parking spaces will continue to accommodate employee vehicles and any work vehicles associated with the vendors. No work vehicles are anticipated to be stored on-site beyond normal daily business use.

Bicycle Parking Compliance

In accordance with the Coburg Zoning Code, the Coburg Greenhouse Food Pavilion project is required to provide **three (3) bicycle parking spaces** based on the number of vehicle parking spaces calculated on the site plan. Two spaces will be located **at the rear and side of the building** in proximity to pedestrian and vehicle circulation areas without obstructing walkways. At least **half of the bicycle parking spaces will be sheltered**, using either an eave or freestanding cover, with a minimum **7-foot overhead clearance** and full coverage of the bicycle spaces. Which two will be covered is yet to be determined. All bicycle parking will meet the dimensional and design standards set forth in the code, including **anchored racks** that allow locking of both the frame and wheels, with a **minimum 5-foot maneuvering aisle**.

Statement of Compliance

The proposed Coburg Greenhouse project complies with all applicable standards and requirements of the **Central Business District (C-1)** zoning designation and the **Downtown Coburg Overlay District – Downtown Flex Parcel Type**. The project supports the purpose and intent of the district by enhancing Coburg’s historic downtown core through the development of a small-scale, permanent food service establishment that serves local residents, supports small businesses, and contributes to a walkable, community-oriented downtown.

The structure has been thoughtfully designed to align with the historic character of the district, incorporating architectural elements and materials that complement adjacent buildings, particularly the Coburg Inn. The building meets the required setbacks, height limits, lot coverage allowances, and articulation standards. Where applicable, the project integrates pedestrian amenities and weather protection consistent with overlay district requirements.

No variances or conditional uses are requested. All utilities necessary to serve the development are existing and adequate. Parking requirements are met by the existing shared lot serving the Coburg Inn.

Based on the information presented in this narrative, the proposed development is in full compliance with the applicable land use code provisions and contributes positively to the vitality and character of Coburg’s downtown.

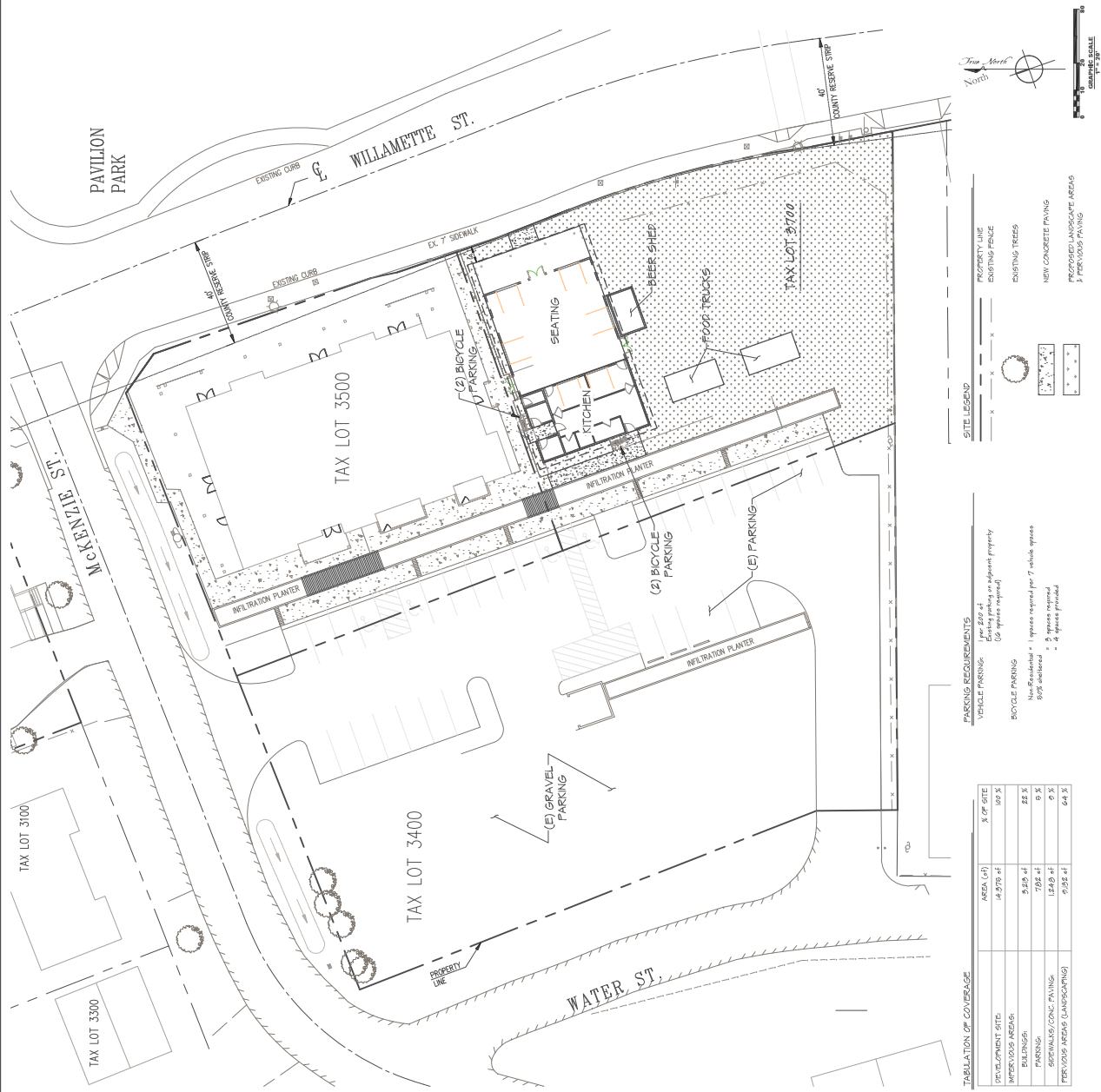


Signage

The proposed signage for the Coburg Greenhouse will consist of three hanging signboards, similar in style and scale to those currently in place at the Coburg Inn. These signs will be mounted above the front porch entries of the pavilion, one for each vendor space, and will serve as primary identification for the individual businesses housed within the shared-use facility.

Each signboard will be approximately 16" high x 72" wide and constructed of durable, weather-resistant materials in keeping with the architectural character of the building and the surrounding historic context. The signs will be mounted to the porch beam, designed to complement the building's aesthetic without obstructing pedestrian or vehicular views.

At this time, no wall-mounted signage is proposed. A potential sign at the north entrance may be considered after construction is complete and would be submitted under a separate application if pursued.



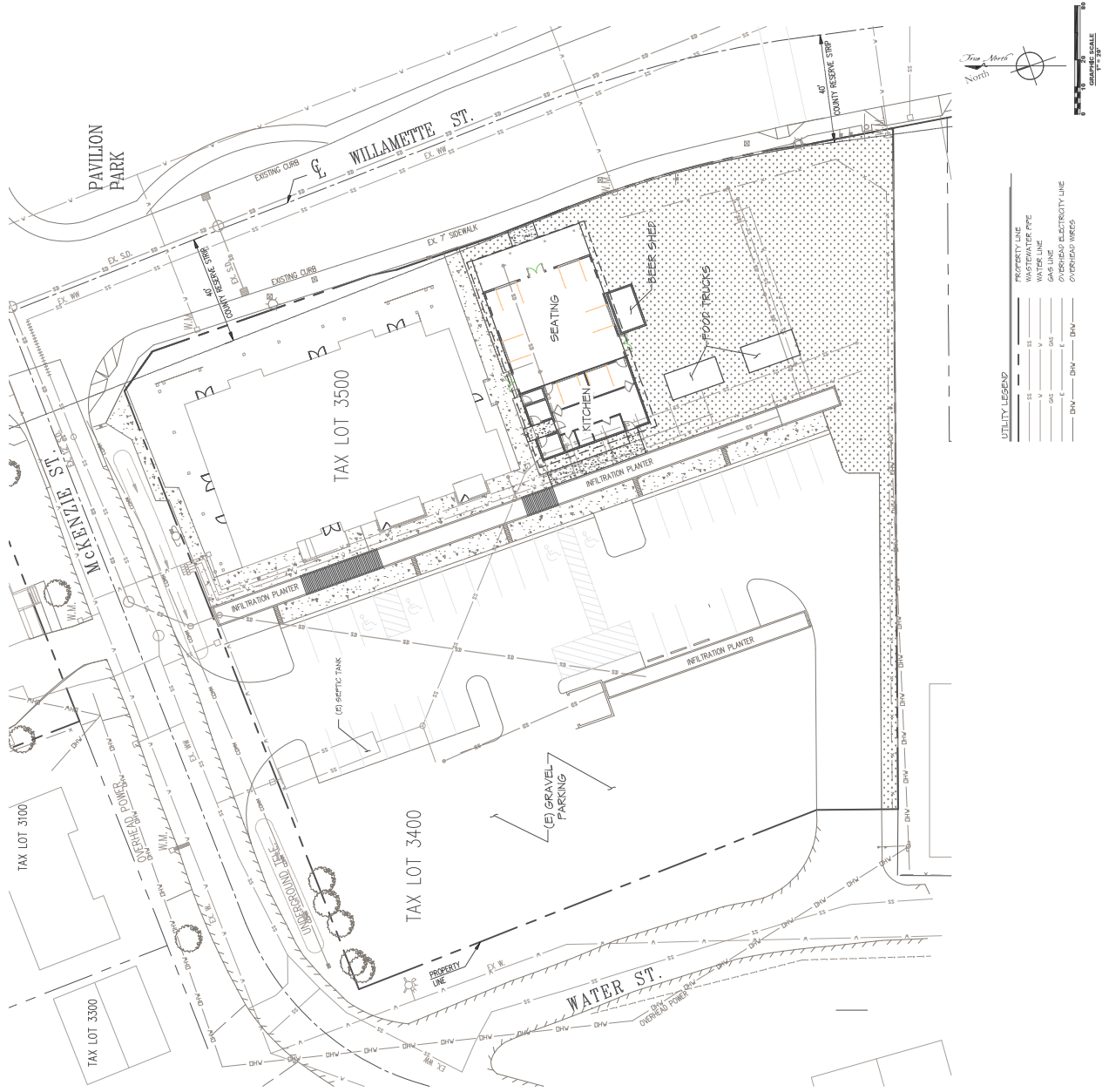
TABULATION OF COVERAGE		AREA (sf)	% OF SITE
DEVELOPMENT SITE		18,870 sf	100 %
IMPERVIOUS AREAS			
BUILDINGS		9,125 sf	48 %
PARKING		708 sf	4 %
SEWER/STORM/CONC PAVING		1,248 sf	7 %
PERVIOUS AREAS (LANDSCAPING)		9,088 sf	49 %

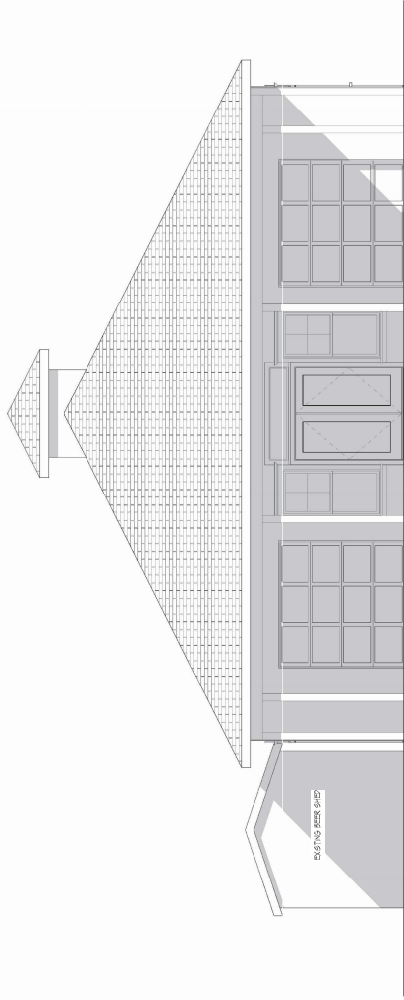
PARKING REQUIREMENTS
VEHICLE PARKING: 1 per 200 sf
(existing parking on adjacent property
is sufficient)
BICYCLE PARKING:
Non-Residential: 1 space required per 7 vehicle spaces
91% satisfied + 5 spaces required
+ 4 spaces provided

SITE LEGEND
PROPERTY LINE
EXISTING FENCE
EXISTING TREES
NEW CONCRETE PAVING
PROPOSED LANDSCAPE AREAS
PERVIOUS PAVING

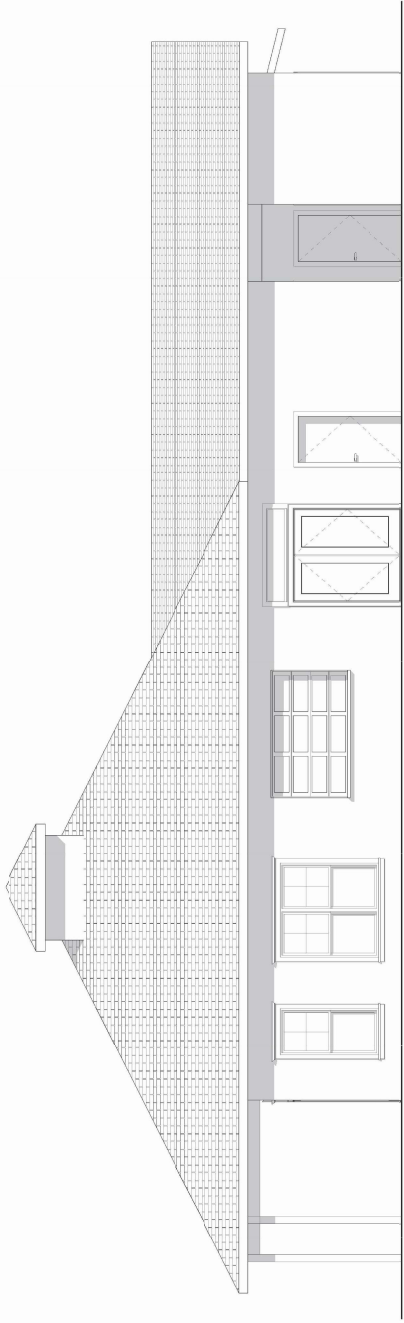
PROJECT #:	2469
DOCUMENT TYPE	Site Plan Review
DATE:	07.11.2025

(E) UTILITY PLAN
A0.2



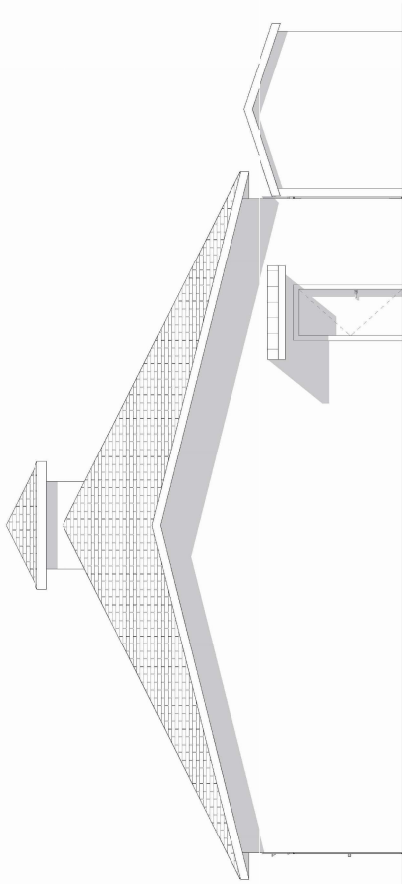


A EAST ELEVATION
1/4" = 1'-0"

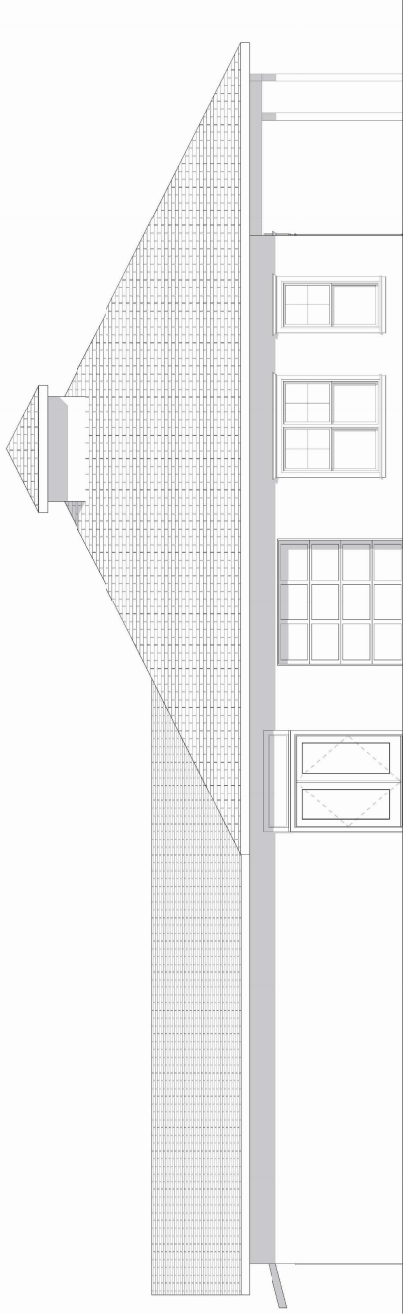


B PROPOSED NORTH ELEVATION
1/4" = 1'-0"

SITE REVIEW



C PROPOSED WEST ELEVATION
1/4" = 1'-0"



P SOUTH ELEVATION
1/4" = 1'-0"

SITE REVIEW

DOWNTOWN FLEX PARCEL TYPE

The physical form of buildings on this parcel type is regulated to support active street and seamless pedestrian experience, with ground floor shopfront for retail, service, and office uses, or street-oriented frontage for residential and live-work uses. Downtown Flex parcels at critical nodes may be required to provide ground floor shopfronts.

Because the Overlay District is part of Coburg's "Architecturally Controlled Areas," the building form must also reflect the local architectural characteristics, as defined in Section 3.c of the Downtown Coburg Overlay District Code.

Design Standards		Site Plan Complies (Y/N/NA)	See Comment Sheet #
USE: Refer to Article VII.C.2 of the Coburg Development Code for a complete list of permitted and prohibited uses			
a.	Ground floor of the building(s) serves one or more of the following uses: retail, service, office, trade, residential	Y	
b.	Upper floor(s) of the building(s) serves one or more of the following uses: retail, service, office, trade, residential	N/A	
c.	Ground floor residential use is only on non-street-facing parts of the parcel (if applicable)	N/A	
PLACEMENT			
a.	The front-most part of the building(s) (i.e. wall, front porch) is built to the RBL of between 0 ft and 6 ft from the street edge or the sidewalk (when available)	Y	
b.	Building(s) has a minimum setback of 6 ft from secondary roads and parking	Y	
c.	The building(s) minimum setbacks from other buildings comply with applicable Uniform Fire Code standards	Y	
d.	Building(s) has a minimum rear and side setbacks of 0 ft	Y	
e.	Building(s) on a lot abutting a Traditional Residential parcel is set back at least 1 ft for each foot in building height from the shared property line(s), up to a maximum required setback of 45 ft	N/A	
f.	The building(s) primary entrance is located along the Required Entry Zone (REZ) and be oriented to the street	Y	
g.	Pedestrian sidewalks or walkways are provided to connect the building(s) primary entrance to the public right of way	Y	
COVERAGE			
a.	Existing lot, subdivisions of an existing lot, or new combination of lots has a minimum width of 25 ft	Y	
b.	Existing lot, subdivisions of an existing lot, or new combination of lots has a minimum area of 1,500 sq ft	Y	
c.	Lot may has a maximum coverage of 100%, provided that applicable minimum loading space, stormwater, setbacks, and parking requirements are met	Y	
d.	The building(s) primary street façade is built to the RBL for a minimum 60% of the RBL length	Y	
e.	Building(s) is a maximum 150 ft in width and length	Y	
f.	Building(s) has an exterior building articulation every 40 horizontal feet or less	Y	
HEIGHT			
a.	Building(s) has a minimum of 1 floor	Y	
b.	Building(s) has a maximum of 3 floors	N/A	
c.	The building(s) ground floor is elevated a minimum of 0 inch above the sidewalk	Y	
d.	When the building ground floor is a residential use, it is elevated a minimum of 16 inches above grade	N/A	
e.	Building(s) has a minimum floor-to-floor height of 10 ft	Y	
f.	Building(s) has a maximum height of 45 ft	N/A	
FENESTRATION			
a.	50%-70% of the building(s) ground floor consists of fenestration	Y	
b.	40%-70% of the building(s) upper floor(s) consists of fenestration	N/A	

Design Standards		Site Plan Complies (Y/N/NA)	See Comment Sheet #
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PEDESTRIAN AMENITIES		
All new developments are required to provide a minimum two of the following pedestrian amenities:		
a.	Outdoor seating options	Y
b.	Extra wide sidewalk	N/A
c.	Courtyard or pocket park	Y
d.	Rain garden and/or planters	Y
e.	Pedestrian-scaled awnings or canopies	Y
f.	Other opportunities for open spaces: _____	
g.	Plan provides two or more of the above pedestrian amenities	Y
HISTORIC BUILDING EXTERIOR		
All new constructions and major renovations are required to incorporate the following historic building exterior design elements as detailed in Section 3.c of the Downtown Coburg Overlay District Code "Architecturally Controlled Areas":		
a.	Building(s) has decorative doors, transom, or clerestory windows	Y
b.	Building(s) has windows with trim comparable in style to that commonly used on other historic buildings in the C-1 district	Y
c.	50%-80% of the ground floor facade facing the street consists of windows; the lower edge of these windows is no more than 30 inches above the sidewalk	Y
d.	The pitch and style of rooflines are comparable to existing historic rooflines and within a range of 4:12 - 10:12 pitch; new buildings may have a flat roof	Y
e.	Blank walls of the building(s) (permitted on non-street facing facades only) have surface detailing and include offsets, windows, siding, murals, or other similar features	Y
f.	Building(s) provides weather protection for pedestrians (awnings or canopies); no bubble awning or lighted awning is present	Y
SHOPFRONT		
When present on applicable parcels, shopfronts must follow the following design standards:		
a.	Shopfront is composed of a base up to 30 inches tall, with clear glazing that extends from the base to at least eight feet above the sidewalk level	Y
b.	Windows and doors extend along at least 60% of the length of the shopfront facade; the lower edge of these windows is no more than 30 inches above the sidewalk	Y
c.	Ground-level shopfront windows facing circulation networks are kept visible (unshuttered) at night	Y
d.	Storefronts incorporate weather protection element for pedestrians (awnings or canopies); no bubble awning or lighted awning is present	Y
e.	The location, design, and lighting of signage are integral to the shopfront design; refer to Coburg Sign Ordinance A-155	Y
PARKING		
a.	Off-street parking is set back a minimum of 20 ft from RBL	Y
b.	Off-street parking is set back a minimum of 6 ft from parcel lines with no RBL	N/A
c.	Off-street parking on a lot abutting a Traditional Residential parcel is set back a minimum of 20 ft from the shared property line(s)	N/A
d.	Off-street parking, drive, garage, and other vehicle areas are oriented to the alley or located behind or to the side of the building; they cannot be placed between buildings and streets	Y
e.	Off-street parking is accessed from the alley; when no alley exists, off-street parking is accessed from the side of the building or through a side street for corner lots	Y
f.	If more than four dwelling units are proposed, an alley or private mid-block lane is provided for vehicle access	N/A
g.	No structural improvements, except road surfacing, are within 10 feet of the centerline of an alley	N/A
h.	All vehicular parking areas are graded so as not to drain stormwater over the public sidewalk or onto any abutting public or private property	Y
i.	Parking areas with more than two off-street spaces are screened with an evergreen hedge or fence at least 4 ft high	N/A

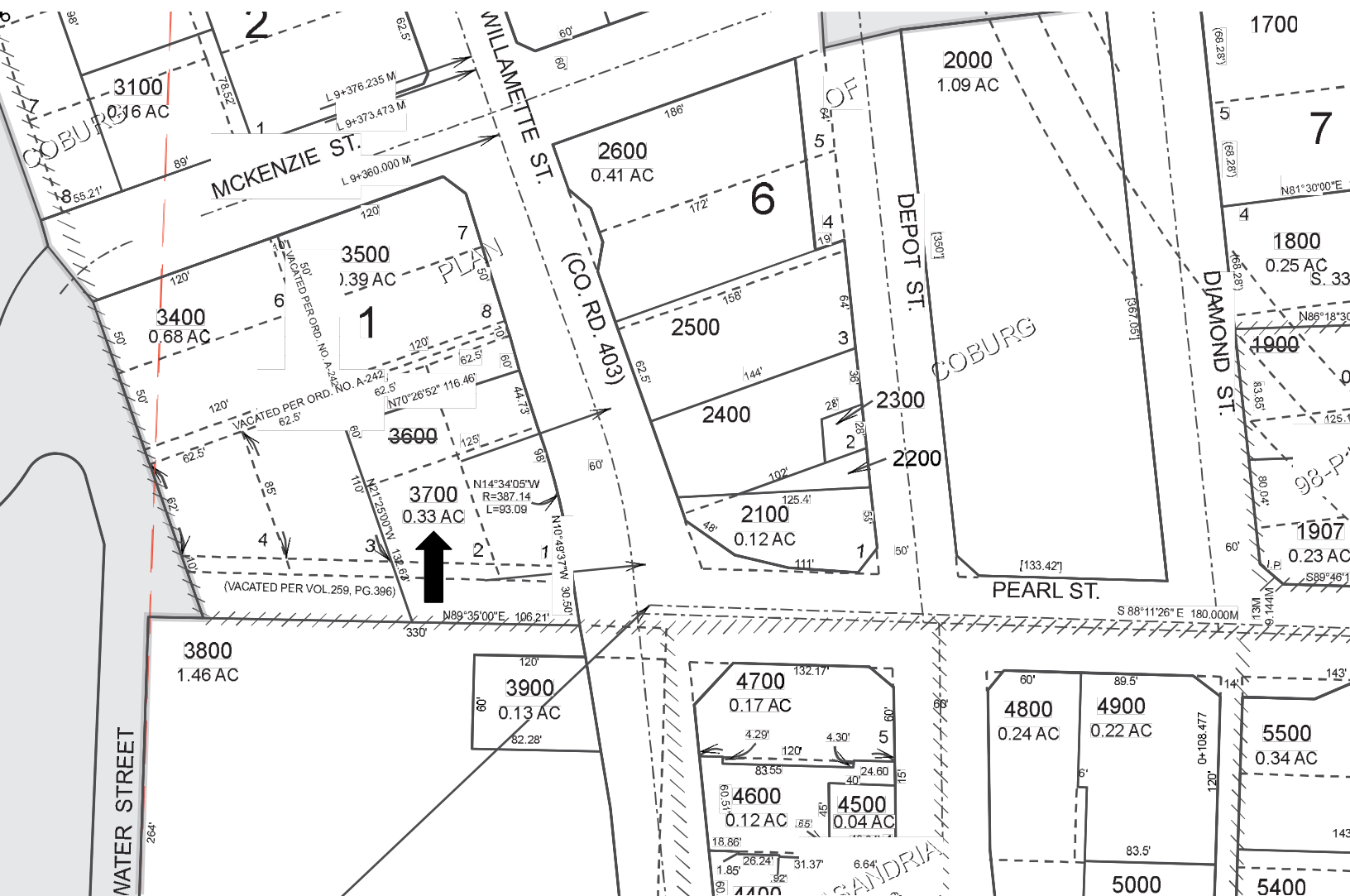
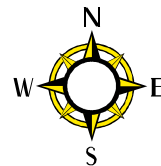
Design Standards		Site Plan Complies (Y/N/NA)	See Comment Sheet #
PARKING (continued)			
j.	Fences, walls, or other structures screen at least 70 percent of the view when abutting Residential District parcels	N/A	
k.	The maximum height of fences and walls is six feet, as measured from the lowest grade at the base of the wall or fence; see Section 5.c.(2).(iii) of the Downtown Coburg Overlay District Code for exceptions	Y	
l.	Any fence, hedge and wall comply with vision clearance standards in Article VIII.A and provide for pedestrian circulation where required	Y	
m.	New off-street parking with five or more spaces is landscaped at minimum of 10% of the gross area of the parking lot	N/A	
LANDSCAPING / ON-SITE STORMWATER INFRASTRUCTURE			
a.	Applicant or developer of new development, redevelopment, alteration to the footprint, height, or massing of an existing building, or improvement to parcels, demonstrates post-development runoff at or below pre-development rates	Y	
b.	New development, redevelopment, alteration to the footprint, height, or massing of an existing building, or improvement to parcels provides on-site vegetated stormwater infrastructure as necessary, appropriately sized by the site designers to mitigate any increase in stormwater runoff post-development	Y	

- k. Other information determined by the City Planning Official. The City may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), in conformance with this Code.

F. Site Design Review Approval Criteria

The review authority shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:

1. The application is complete, as determined in accordance with ARTICLE X Types of Applications and ARTICLE XI.E, above.
2. The application complies with all of the applicable provisions of the underlying Land Use District and Supplementary District Regulations (ARTICLE VII & VIII), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses;
3. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with ARTICLE VI, Non-Conforming Uses;
4. The application complies with all of ARTICLE VII District Regulations and



20051500

 $1'' = 100'$

REVISIONS
2008-05-09 - LCAT155 - CONVERT MAP TO GIS
2010-07-07 - LCAT142 - CANC 1500 TO ROAD, PTN 1500 TO ROAD
2010-10-13 - LCAT145 - PTN OF L1 1400 OUT TO MCKINNEY ST
2011-01-14 - LCAT146 - CANC 1500 TO 1500 OUT TO ROAD
2011-06-03 - LCAT115 - MAP CORR TLS 1500 & 1500
2014-09-18 - LCAT148 - MAPS/CORRECTION L1 1100
2015-11-02 - LCAT142 - CANC L1 900 TO DRYHURKINS ESTATES
2016-01-13 - LCAT174 - PTN 1500 TO 1500 OUT TO 2015-E2853
2016-06-14 - LCAT142 - MAP CORR L1 3000
2017-11-21 - LCAT174 - PTN OF ALLEY TO L1 3000, 3500, 3600
2018-06-26 - LCAT148 - PTN OF L1 3600 INTO L1 3500
2019-01-14 - LCAT148 - PTN OF L1 3500 INTO L1 3600
2019-12-19 - LCAT148 - LLABETWEEN L1 5902 & L1 6000
2020-06-15 - LCAT148 - LLABETWEEN L1 1700 & L1 1800
2022-04-27 - LCAT174 - LLABETWEEN L1 6000 & 1803/323/321 3400
2024-04-27 - LCAT176 - CANC 1500 OUT TO ROAD
2024-12-18 - LCAT176 - CANC L1 3000 INTO PTN

CANCELED
6901
9000
1900
1901
1902
1903
1904
1905
9500
9900
3600



16033323



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Commercial Associates / Wells Investment Properties, LLC
Phone No.: (999)999-9999

Date Prepared: July 30, 2025
Effective Date: July 24, 2025 / 08:00 AM
Charge: \$300.00
Order No.: WT0277041
Reference:

The information contained in this report is furnished to the Customer by Western Title & Escrow Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Lane, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description)

Lots 1 and 2, Block 1, Plan of Coburg, as platted and recorded in Book P, Page 163, Lane County Oregon Plat Records, in Lane County, Oregon.
Together with that portion of vacated County Road No. 254 lying South of and contiguous to the above described parcel.
Except the North 60 feet of said lots.

Said property being more particularly describe as follows:
Beginning at a point 60 feet South of the Northeast corner of said Lot 1 in Block 1 of the Plan of Coburg; run thence South 98 feet to the Southeast corner of said Lot 1; Thence West along the South line of said Block 1 to the Southwest corner of said Lot 2 in Block 1; Thence North along the West line of said Lot 2 to a point 60 feet Southerly from the Northwest corner of said lot; Thence Easterly 125 feet to the place of beginning, being a part of said Lots 1 and 2 in Block 1 of the Plan of Coburg, Lane County, Oregon.
ALSO EXCEPT that portion conveyed to Lane County by instrument recorded May 5, 1998, Document No. 98-34075, Official Records.

ALSO INCLUDING:

A unit of land being situated in the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 16 South, Range 3 West of the Willamette Meridian being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Bock 1, Plan of Coburg, as platted and recorded in Book P, Page 163, Lane County Oregon Plat Records, in Lane County, Oregon; thence South along the Easterly line of said Lot 1, 60 feet; thence Westerly parallel to the North line of Lots 1 and 2, 125 feet to a point 60 feet South of the Northwest corner of Lot 2; thence Northerly 60 feet to the Northwest corner of Lot 2 and thence Easterly along the North line of Lots 1 and 2, 125 feet to the place of beginning, in Lane County, Oregon.
Except that portion conveyed to Lane County by Instrument recorded May 5, 1998, Document No. 98-34075, Official Records.

Together with that portion of the vacated alley Right of Way through Ordinance No. A-242 which would inure by vacation recorded August 28, 2017 as Instrument No. 2017-402465.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED LAND:

A unit of land being situated in the Northwest 1/4 of Section 33, Township 16 South, Range 3 West of the Willamette Meridian being more particularly described as follows:

Commencing at the Northwest corner of Lot 7, Block 1, Plan of Coburg, as platted and recorded in Book P, Page 163, Lane County Oregon Plat Records, in Lane County, Oregon; thence along the North boundary of said Block 1, South 68°35'00" West 5.00 feet to the centerline of the vacated alley; thence along the centerline of said vacated alley, South 21°25'00" East 105.00 feet to the POINT OF BEGINNING of this unit of land; thence continuing along the centerline of said vacated alley and the southerly extension thereof, South 21°25'00" East 24.19 feet to a point on the westerly boundary of Lot 2, Block 1, Plan of Coburg; thence leaving the westerly boundary of said Lot 2, North 70°26'52" East 116.46 feet to the westerly right-of-way line of Willamette Street; thence along the westerly right-of-way line of said Willamette Street as follows: North 18°50'43" West 23.01 feet; thence North 12°08'25" West 5.07 feet; thence leaving said westerly right-of-way line, South 68°35'00" West 118.25 feet to the point of beginning, all in the City of Coburg, Lane County, Oregon.

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EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 0043222 as well as Tax/Map ID(s) 16-03-33-23-03700

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EXHIBIT "C"
(Vesting)

Marc D. Mezzetta, Trustee of the Marc D. Mezzetta Trust, dated September 24, 2007 as to an undivided 50% interest and Alan R. Wells, Trustee of the Alan R. Wells Revocable Trust dated October 28, 2011 as to an undivided 50% interest

EXHIBIT "D"
(Liens and Encumbrances)

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2025-2026.
2. City Liens, if any, in favor of the City of Coburg.
3. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
4. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance

Recording Date: December 15, 1943
Recording No: 1943-129134 (Book 259, Page 396)
5. Easement(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Coburg
Recording Date: October 16, 2012
Recording No: 2012-053217
6. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Reciprocal Easement Agreement for Access, Egress, Parking & Utilities

Recording Date: November 7, 2019
Recording No.: 2019-050916
7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$207,000.00
Dated: July 10, 2024
Trustor/Grantor: Marc D. Mezzetta, Trustee of the Marc D. Mezzetta Trust, dated September 24, 2007 as to an undivided 50% interest and Alan R. Wells, Trustee of the Alan R. Wells Revocable Trust dated October 28, 2011 as to an undivided 50% interest

Trustee: Western Title & Escrow of Lane County
Beneficiary: SELCO Community Credit Union
Recording Date: July 16, 2024
Recording No.: 2024-020264
8. Assignment of Rents, including the terms and provisions thereof

Assigned to: SELCO Community Credit Union
Recording Date: July 16, 2024
Recording No: 2024-020265

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

9. Property Line Adjustment Deed,

Recording Date: September 25, 2024
Recording No: 2024-028057
Between: Marc D. Mezzetta, Trustee of the Marc D. Mezzetta Trust, dated
September 24, 2007 and Alan R. Wells, Trustee of the Alan R. Wells
Revocable Trust dated October 28, 2011

The legal description in the above Deed contains scrivener errors and should be corrected and re-recorded.

- 10. Unrecorded Lease in favor of Easley Does It LLC as disclosed by the Lane County tax roll. (Account No. 5772062)
- 11. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
- 12. The terms of the trust agreement under which The Marc D. Mezzetta Trust herein holds title.
- 13. The terms of the trust agreement under which The Alan R. Wells Revocable Trust herein holds title.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2024-2025
Amount: \$3,113.00
Levy Code: 00459
Account No.: 0043222
Map No.: 16-03-33-23-03700

Please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

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IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY