



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:	February 9, 2022

The next meeting date for the subject application will be February 22, 2022. Two meetings will take place on February 22. See below for meeting details.

February 22 at 6:00 P.M. – Work session meeting of the City Council. Staff will present information to the Council on the Master Planned Development process. The public is welcome to attend but will not

be allowed to participate or provide testimony at this time. This meeting is between the Council and Staff only.

February 22 at 7:30 P.M – Special meeting of the City Council, Public Hearing and first reading of the ordinance, and presentation by the applicant. The public is welcome to attend. Public testimony will be accepted during this meeting.

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 can occur on the subject property will be based on the zoning designation that is applied. No immediate development will occur as a result of annexation.

The second reading of the ordinance and a vote by the Council on the applications is expected to occur on March 8, 2022, at 7:00 P.M. If the annexation and rezone are approved at the March 8 meeting, the Master Planned Development Overlay zone must be attached to the subject property per Article XIV of the Coburg Development Code. City Council is not expected to decide on the applications at the February meetings.

Copies of the application and pertinent Coburg ordinances are available for review. To receive electronic materials, please notify Sammy Egbert. Printed materials may be provided at cost of printing.

Failure to raise an issue in person, or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

The subject property does not have an assigned address. An easily understood geographic reference to the subject property can be described as the property lying east of Interstate 5 and just east of Eugene Premier RV Resort and abutting Van Duyn Road. See the attached vicinity map.

For more information, please contact Sammy Egbert at 541-682-7852 or sammy.egbert@ci.coburg.or.us

SUBJECT PROPERTY FOR ANNEXATION
AND REZONE

