

**NOTICE
LAND USE CHANGE BEING PROPOSED IN YOUR AREA
OPPORTUNITY FOR AGENCY COMMENT**

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This is to notify you that Lane County and the City of Coburg have proposed a land use regulation that may affect the permissible uses of your land.
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Department File Number: PA 08-_____
Subject Property: Portions of sections 28, 33, and 34 of Township 16S, Range 3W (see attached map)
Owner/ Applicant: Oregon Department of Transportation (ODOT)
Agent: Kirsten Pennington, CH2MHill
Location: Coburg Interchange Area Management Plan Boundary (Map Attached)
City/County Hearing Date: **January 21, 2009 at 7:00PM, Coburg City Hall, 91069 North Willamette Street, Coburg**

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Land Owners: You are receiving this information because you own property within the above referenced area identified as the proposed Coburg-I-5 Interchange Area Management Plan (IAMP) boundary, which may be included in a City of Coburg Special District and a Lane County Combining (Overlay) zone, as shown on the attached map. While this is a legislative amendment and zone change and City of Coburg and Lane County land use regulations do not require that individual property owners receive this notice, it is being sent as a courtesy and to meet the purpose and intent of Oregon Revised Statutes (ORS) 215.503, so that you will have a chance to comment on or participate in the hearing for the land use changes being proposed in your area. The proposed Coburg I-5 IAMP and associated Lane County and City of Coburg development regulations will, among other things, restrict access to Pearl Street and Van Duyn Road within the overlay zone area and therefore, adoption of these regulation changes may affect the permissible uses of your property and other properties in the affected zone, and may change the value of your property. You may want to share this information and the opportunity to comment on the proposal with others in your neighborhood. The City of Coburg and Lane County are only notifying owners of property located within the Interchange Area Management Plan (IAMP) boundary and shown on the attached map. Renters or other people interested in activities on the property upon which a land use change is proposed would not have received this notice, and may not yet be aware of the proposal.

Notice to mortgagee, lien holder, vendor or seller: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

Agencies: The proposed development would be located in your district or service area and may place demands on you for the services your agency provides.

Land Owners, agencies, or any other party that wishes to comment on the proposal may submit their comments care of the staff person listed below prior to the hearing date, or you may present materials and/or testimony at the hearing itself.

Proposal: Please also see the information provided for Landowners above. The City of Coburg and Lane County are considering adoption of Comprehensive Plan amendments to incorporate by reference into their respective Transportation System Plans (TSP's) the provisions of the Coburg IAMP. In addition, the City of Coburg and Lane County are considering accompanying comprehensive plan and zone changes to implement the Coburg IAMP, to consist primarily of an overlay zone designated as a Special District (City of Coburg) and Combining Zone (Lane County), as shown on the attached map. The Coburg I-5 IAMP contemplates changes to land use policies, system improvements, access control and adoption of a mapped overlay zone to indicate the properties to which the new regulations will apply. In order to accomplish this, the following land use actions are under consideration:

- (1) Co-adoption by the city and county of the Coburg I-5 Interchange Area Management Plan (IAMP) as a TSP refinement plan for application within the Coburg City limits, the Coburg Urban Growth Boundary (UGB) and rural Lane County, and corresponding changes to the city comprehensive plan and Lane County Rural Comprehensive Plan.
- (2) Co-adoption of comprehensive plan and land use zoning designations consisting of an IAMP Special District (City of Coburg) and Combining Zone (Lane County), and Maps for both to delineate the properties to which the new zoning and access management regulations will apply.

- (3) Adoption of applicable text changes for the new overlay district or combining zones in the city development code and Lane Code Chapters 10 and 16.
- (4) Adoption of text changes to transportation regulations in Lane Code Chapter 15.

Applicable Criteria: The criteria for amendments to the Lane County Rural Comprehensive Plan are found in Lane Code Chapter 12.050 and 16.400. These criteria also require compliance with applicable Statewide Planning Goals, including 1, 2, 3, 11 12, and 14, as well as applicable portions of the City of Coburg Comprehensive Plan and Lane County Rural Comprehensive Plan.

Additional Lane County criteria applicable to rezonings within the Coburg IAMP area are found in LC 10.090, LC 10.315-20 and LC 16.252.

The City of Coburg criteria applicable to adoption of the Coburg I-5 IAMP as a refinement to the Coburg Transportation System Plan (TSP) and related actions are found in Ordinance A-199A Coburg Comprehensive Plan, and Ordinance A-200B Coburg Zoning Code; Article VIII. Supplementary District Regulations, Article IX. Special Districts, and Article X Administration and Enforcement.

The Approval Authorities conducting the public hearing are the City of Coburg Planning Commission and the Lane County Planning Commission, which will develop recommendations for action to their specific elected officials for decision. **The hearing will be held on January 21, 2008, at 7:00 P.M.**, Coburg City Hall, 91069 North Willamette Street, Coburg, Oregon 97408.

The order of procedure for the conduct of the hearing will generally be as follows:

- a. Announcement of the nature and purpose of the hearing
- b. Announcement of opportunities for submission of information and appeal.
- c. Disclosure of ex parte contacts
- d. Abstentions
- e. Report by the Director
- f. Applicant's testimony
- g. Testimony of persons in favor
- h. Testimony of other persons
- i. Any additional comments by the Director
- j. Applicant rebuttal
- k. Conclude the hearing

Failure of an issue to be raised in a hearing in person or by writing, or failure to provide sufficient specificity to afford the Approval Authority conducting the hearing an opportunity to respond to the issue may preclude appeal to the Land Use Board of Appeals on that issue.

The application, all documents and evidence relied upon by the applicant, and the applicable criteria are available for inspection at no cost at Coburg City Hall and in the County Land Management Division Office, and copies will be provided at a reasonable cost. A copy of the staff report will be available for inspection at least seven days prior to the hearing at no cost and in the Land Management Division offices in the basement of the Public Service Building, and copies, including the subsequent Board of Commissioners decision, will be provided upon request at reasonable cost. **The County representative of the Land Management Division to contact regarding this application hearing is Stephanie Schulz/Planner (541 682-3958), Stephanie.Schulz@co.lane.or.us . Submittals for the record should be addressed and sent to Ms. Schulz.**

The City of Coburg representative to contact for specific issues and questions regarding the IAMP is Petra Schuetz/Planner (541 682-7858), petra.schuetz@ci.coburg.or.us . The meeting location at Coburg City Hall is not wheelchair-accessible. Anyone needing special accommodations please make your request at least one week prior to the meeting by calling Sammy Egbert at (541) 682-7852, or emailing at sammy.egbert@ci.coburg.or.us .

Copies of the applicable Lane Code criteria are also available for review at the following locations. Locations marked with a "+" also have copies of State law (ORS, OAR), if needed. City code criteria is available at Coburg City Hall, address below. Please be sure to call the facility for their respective hours of operation.

1. *U of O Law Library+*
346-3088
U of O
2. *City of Coburg*
485-6266
91069 N. Willamette
Coburg OR 97408
3. *Eugene Public Library*
687-5353(*Adult Reference*)
100 W. 10th Avenue
Eugene OR 97401
4. *NW School of Law/Portland+*
(502)768-3879
5. *Springfield Library*
726-3766
225 N. 5th Street
Springfield OR 97477
6. *Siuslaw Library (Flo.)*
997-3132
1460 9th Street
Florence OR 97439
7. *LCC Library-Learning Resources Center-*
726-2220
2000 30th Avenue
Eugene OR
8. *Lane County Law Library+*
682-4337
125 E 8th Ave
Eugene OR 97401

Mailed copies of the applicable criteria are also available, at cost, by calling Chris Rogers at 682-3347. Please allow one week for mailing.

Internet access*:

Lane Code is available at: <http://www.lanecounty.org/LaneCode/default.htm>

Coburg Code is available at:

http://www.coburgoregon.org/home/cob/smartlist_59/development_code__master_plans.html

Oregon Administrative Rules at: <http://arcweb.sos.state.or.us/banners/rules.htm>

Oregon Revised Statues at: <http://www.leg.state.or.us/ors/>

* Internet accuracy is subject to the limitations stated therein.

Amended

PROP

1 DLCD Notice of Proposed Amendment

D A T E S T A M P	in person <input type="checkbox"/>	electronic <input type="checkbox"/>	mailed <input type="checkbox"/>
	For DLCD Use Only		

THIS FORM MUST BE RECEIVED BY DLCD AT LEAST 45 DAYS PRIOR TO THE FIRST EVIDENTIARY HEARING PER ORS 197.610, OAR CHAPTER 660, DIVISION 18

Jurisdiction: **Lane County**

Date of First Evidentiary Hearing : **01/21/2009**

Local File Number:

Date of Final Hearing: **04/29/2009**

Is this a **REVISION** to a previously submitted proposal? Yes No Date submitted:

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Transportation System Plan Amendment

- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Urban Growth Boundary Amendment
- Other:

Lane County, in coordination with the City of Coburg, is adopting amendments to its Comprehensive Plan and Transportation System Plan to incorporate by reference provisions of an interchange area management plan (IAMP) at the I-5/Coburg Interchange. The IAMP contemplates land use policies, system improvements, and access controls near the interchange. The IAMP includes amendments to Lane County zoning regulations (Lane Code Chapters 10 & 16 inside and outside the Urban Growth Boundary) and maps providing for a new "IAMP Combining Zone."

Briefly Summarize Proposal. Do not use technical terms. Do not write "See Attached"(limit 500 characters):

Has sufficient information been included to advise DLCD of the effect of proposal? Yes, text is included

For Map Changes: Include 8½"x11" maps of Current and Proposed designation. Yes, Maps included

Plan map changed from: N/A

To: IAMP Area

Zone map changed from: N/A

To: IAMP Combining Zone

Location of property (do not use Tax Lot): **As per the ODOT IAMP map and legal description**

Previous density:

New density:

Acres involved:

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
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Is an exception to a statewide planning goal proposed? YES NO Goals:

Affected state or federal agencies, local governments or special districts (It is jurisdiction's responsibility to notify these agencies. DLCD only records this information): **Oregon Department of Transportation and City of Coburg**

Local Contact: **Mark Bernard**
Address: **3040 North Delta Hwy**
Fax Number: **541-682-6930**

Phone: **541-682-6930** Extension:
City: **Eugene** Zip: **97408**
E-mail Address: **mark.bernard@co.lane.or.us**

DLCD file No. _____

SUBMITTAL REQUIREMENTS

This form must be received by DLCD at least 45 days prior to the first evidentiary hearing per ORS 197.610 and OAR Chapter 660, Division 18

1. This form must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **form on light green paper**.
3. **Text:** Submittal of a proposed amendment to the text of a comprehensive plan or land use regulation must **include the text** of the amendment and any other information the local government believes is necessary to advise DLCD of the effect of the proposal. "Text" means the specific language being added to or deleted from the acknowledged plan or land use regulations. A general description of the proposal is not adequate. **Do not submit this form without supporting documentation.**
4. **Maps:** Submittal of a proposed map amendment must also include a map of the affected area showing existing and proposed plan and zone designations. The map should be legible and on 8½ x 11 inch paper. Please provide the specific location of property, such as an address and/or tax lot number. Include text regarding background and/or the justification for the change, such as the application accepted by the local government.
5. **Exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.
6. Unless exempt by ORS 197.610(2), proposed amendments must be received at the DLCD's Salem office at least 45 days before the first evidentiary hearing on the proposal. (The clock begins on the day DLCD receives your proposal.) The first evidentiary hearing is usually the first public hearing held by the jurisdiction's planning commission on the proposal.
7. If you have an electronic copy of the proposal, we would like you to submit one electronic copy [email, CD, or upload to DLCD (for submittal instructions, see # 4)] and **ONE PAPER COPY** of the proposed amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

8. **Electronic Submittals:** **One** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email, CD, or upload documents to us. You may access this website to upload documents: <http://webservice.lcd.state.or.us/upload2/uploadForm1.php>. If you submit documents to this website, please email Mara Ulloa at mara.ulloa@state.or.us when you have sent your documents electronically. On the same day, please mail [1] hard copy to our office.
9. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print forms on 8-1/2x11 green paper only. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us.



*Coburg / Interstate 5 Interchange
Area Management Plan*



Prepared for
**Oregon Department
of Transportation**

Prepared by
CH2MHILL

Coburg/Interstate 5 Interchange Area Management Plan

Prepared for
Oregon Department of Transportation

November 2008

Prepared by
CH2MHILL

