

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

**STAFF REPORT
Original Art Mural at Norma Pfiffer**

Report Date: January 31, 2024

I. BASIC DATA

Applicant: Megan Dompe & Teri Kohley
Coburg Main Street

Property Owner: City of Coburg

Assessor's Map & Tax Lots: 16-03-32-11 04200

Comprehensive Plan Designation: Parks, Recreation and Open Space (PRO)

Current Zoning: Parks, Recreation and Open Space (PRO); Historic District Overlay

II. REQUEST

The request is for an original art mural installation at Norma Pfieffer Park on the south wall of the restroom.

Approval for the installation of original art murals is a Type I procedure and approved administratively through the Land Use Review procedure as set forth in Resolution 2023-13. In addition, murals on public property must also go through the donation process and follow the Policy on the Acceptance of Donations to be Placed in Public Space and Public Open Space.

III. BACKGROUND

The subject property is zoned Parks, Recreation and Open Space (PRO) and contains a Comprehensive Plan Map designation of Parks, Recreation and Open Space (PRO). The subject property is a central park that formerly was railroad right of way and depot house. The proposal is to install a mural on the south wall facing the playground.

Administrative Decision Criteria:

IV. APPROVAL CRITERIA FOR ORIGINAL ART MURALS

A. Colors: Colors should be consistent with the surrounding area. Colors should be harmonious with the exterior colors of the building. The City will offer assistance in selecting colors and reviewing the design if requested by the property owner.

FINDING: The proposed colors appear consistent with the surrounding area. The restroom building where the mural is proposed is a gray cement block and neutral in color. Criteria satisfied.

B. Size: No part of the mural shall exceed 30 feet in height. The mural shall not extend more than 6 inches from the plane of the surface upon which it is tiled or painted or to which it is affixed. The Planning Official or applicable committee may recommend restricting the size of the mural to ensure that it blends in with the surrounding area.

FINDING: The proposed size is 12 feet wide by 8 feet in height as shown on the mock-up included in Attachment A. The mural will be painted onto three pieces of plywood that will be combined to make a single image. If the donation is accepted, Public Works staff will install the mural and ensure it does not extend inappropriately from the plane of the building's surface. Criteria met.

C. Materials: durable, graffiti resistant and weather resistant materials.

FINDING: Weather-resistant exterior paint and an anti-graffiti coating are proposed. Criteria met.

D. Workmanship: any support/attachments must be approved by a professional structural engineer; work on site must be supervised and approved by artist. Any mural attached to a structure must obtain a building permit as required.

FINDING: If the donation is acceptance, Public Works staff will ensure the installation is done in an approved manner. Criteria satisfied.

E. Themes: consistent with surrounding area. Consideration will be given to themes that are of artistic expression. Themes such as nature, landscapes, or agriculture are encouraged. The City reserves the right to reject proposals for murals on City-owned property based on the themes or messages expressed, as permitted by applicable First Amendment law.

FINDING: The proposed mural incorporates a steam locomotive with a scenic hillside landscape background. The theme is consistent with the proposed location which was formally the railroad and depot and will interface with the existing information signage about Coburg's historic railroad at the playground. Criteria satisfied.

ARTICLE XI. LAND USE REVIEW AND SITE DESIGN REVIEW

C. Land Use Review Procedure and Approval Criteria

When Land Use Review is required, it shall be conducted prior to issuance of building permits, occupancy permit, business license, or public improvement permits, as determined by the City Planning Official. The City shall conduct Land Use Reviews using either a Type I or Type II procedure, as described in ARTICLE X – Type I and Type II procedures. A Type I procedure shall be used when the Planning Official finds that the applicable standards are clear and objective and do not require the exercise of discretion. A Type II procedure shall be used when the decision is discretionary in nature. The City Planning Official shall be responsible for determining the required review procedure. An application for Land Use Review shall be approved only upon meeting all of the following criteria:

1. The proposed land use or development is permitted by the underlying land use district (ARTICLE VII);

FINDING: Original art murals are permitted in the underlying land use district. Criteria satisfied.

2. The land use, building/yard setback, lot area, lot dimension, density, lot coverage, building height and other applicable standards of the underlying land use district and any applicable overlay district(s) are met (ARTICLE VII)

FINDING: Criteria not applicable.

3. When development is proposed, the applicable sections of ARTICLE VIII Supplementary District Regulations apply.

FINDING: Criteria not applicable.

4. The Planning Official or Commission must also consider the following criteria:

a. That the location, design, size, shape and arrangement of the uses and structures are in scale and are compatible with the surroundings.

b. That there is a desirable, efficient, and workable inter-relationship among buildings, parking, circulation, open space, landscaping, and related activities and uses, resulting in an attractive, healthful and pleasant environment for living, shopping and working.

FINDING: Criteria not applicable.

c. That there is no unnecessary destruction of existing healthy trees or other major vegetation, and that due consideration is given to the preservation of distinctive historical or natural features.

d. That the quantity, location, height, and materials of walls, fences, hedges, screen planting and landscape areas are such that they serve their intended purpose and have no undue adverse effect on existing or contemplated abutting land use.

e. The suitable planting of ground cover or other surfacing is provided to prevent erosion and reduce dust.

FINDING: No destruction of vegetation or trees, nor new landscaping, is proposed. Criteria satisfied.

f. That the location, design and size of the uses are such that the residents or establishments to be accommodated will be adequately served by community facilities and service or by other facilities suitable for the intended uses, in conformity with the Coburg Comprehensive Plan.

FINDING: Criteria not applicable.

g. That, based on anticipated traffic generation, adequate additional transportation improvements must be provided by the development in order to promote traffic safety and reduce traffic congestion, including but not limited to right-of-way and road improvements. Consistent with the Transportation System Plan, consideration shall be given to the need and feasibility of widening and improving abutting streets and also to the necessity for such additional requirements as lighting, traffic-calming techniques, sidewalks and other pedestrian ways, bikeways, and turn and deceleration/acceleration lanes.

FINDING: Criteria not applicable.

h. That there is a safe and efficient circulation pattern within the boundaries of the development. Consideration shall include the layout of the site with respect to the location and dimensions of vehicular, bicycle, and pedestrian entrances, exits, drives, walkways, buildings and other related facilities.

FINDING: Criteria not applicable.

i. That there are adequate off-street vehicular and bicycle parking facilities and loading-unloading facilities provided in a safe, efficient and pleasant manner. Consideration shall include the layout of the parking and loading-unloading facilities and their surfacing, lighting and landscaping.

j. That the location, quantity, height and shape of areas of structures which define interior circulation and parking arrangements are suitable for their intended purpose.

FINDING: Criteria not applicable.

k. That all signs and illumination are in scale, and harmonious with the site and area.

FINDING: No signs or illumination proposed. Criterion not applicable.

l. That adequate methods are provided to ensure continued maintenance and necessary normal replacement of common facilities, uses, structures, landscaping, screening, ground cover, and similar items required to ensure compatibility with the surrounding areas and an attractive ' healthful and pleasant environment within the development area.

FINDING: Criterion not applicable.

FINAL DECISION: A Type I decision is the final decision of the City. It cannot be appealed to City officials.

EFFECTIVE DATE: A Type I decision is final on the date it is made.

~~VI. INFORMATIONAL ITEM~~

~~???~~

VI. ATTACHMENTS

Attachment A – Applicant’s materials