



Zoning Code Amendments

Climate Friendly & Equitable Communities Rulemaking Compliance

Meeting Date	Staff Contact	Email
October 14, 2025	Megan Winner, Planning Director Adam Hanks, City Administrator	megan.winner@coburgoregon.gov adam.hanks@coburgoregon.gov

SUMMARY AND REQUESTED COUNCIL ACTION

The request before Council is to consider adoption of text amendments to the Coburg Zoning Code to comply with the State's Climate Friendly and Equitable Communities (CFEC) Rulemaking. The proposed parking reform and design standard amendments will bring the City into compliance with CFEC requirements found in OAR Chapter 660 Division 12. Additional amendments include minor housekeeping items for clarity and grammatical correctness. As a Type IV Land Use Procedure, Planning Commission has reviewed the proposal and recommended approval with modifications to City Council, who is the final decision-maker.

Suggested Motion

I move to adopt Ordinance A-200-N, an ordinance amending Articles VII, VIII, X, XXI & XXV of the Coburg Zoning Code to address State of Oregon Climate Friendly and Equitable Communities Rulemaking and other general housekeeping amendments.

BACKGROUND

In 2022, the State addressed challenges with climate pollution through a Climate Friendly and Equitable Communities project that resulted in adoption of regulations into Oregon Administrative Rules Chapter 660 Division 12. The division of Oregon Administrative Rules (OAR) 660-012 are the Transportation Planning Rules. As part of the Central Lane Metropolitan Planning Organization (CLMPO), Coburg, as well as other metropolitan areas with populations over 50,000 people, is required to update local land use and transportation plans to ensure community members have a variety of safe and comfortable transportation options to meet their daily needs. Reducing reliance on automobiles and increasing walkability of the built environment are key outcomes intended to reduce climate pollution.

The Department of Land Conservation and Development (DLCD) and Land Conservation and Development (LCDC) developed the Climate-Friendly and Equitable Communities program to support communities taking action to meet Oregon's climate pollution reduction targets, while providing more housing and transportation choices and improving equity in land use outcomes.

OAR 660-012-0400, OAR 660-012-0405, and OAR 660-012-0415 through OAR 660-012-0445, address parking reform. Parking mandates, also known as minimum parking requirements, are a one-sized approach that often hides the costs of providing parking in other goods, such as housing and business costs. The CFEC adopted administrative rules require the City to eliminate parking mandates in some cases and reduce them in other cases.

OAR 660-012-0330 established land use requirements, also referred to as design standards, which are intended to improve walkability. The overall requirement of these rules is stated in section (1) *Cities and counties shall implement plans and land use regulations to support compact, pedestrian-friendly, mixed-use land use development patterns in urban areas. Land use development patterns must support access by people using pedestrian, bicycle, and public transportation networks*

On January 23, 2025, the City of Coburg requested alternative dates to comply with portions of the Oregon Administrative Rules (OAR) Chapter 66, Division 12, as provided in OAR 660-012-0012(3) to align the timing of adoption of code amendments for parking reform (OAR 660-012-0400, OAR 660-012-0405, and OAR 660-012-0415 through OAR 660-012-0445) with the land use requirements (walkable design standards) (OAR 660-012-0330), so both could be adopted in the same process for efficiency, and to allow time to prepare proposed amendments. On May 27th, 2025, Brenda Bateman, Director of the Department of Land Conservation and Development (DLCD), granted the alternate date request of December 31, 2025 to bring Coburg's Zoning Code into compliance.

DLCD provided technical assistance and support to these amendments in various ways. First, the parking reform code amendments were developed by DLCD staff. Second, DLCD contracted with the Lane Council of Governments (LCOG) for consultant services to conduct a code audit, comparing the Coburg Zoning Code with the new land use requirements for walkability. On April 16th and May 21st, 2025, the consultant presented to Planning Commission and sought feedback on the language for the proposed code amendments.

Other amendments to the code include straightforward language changes including grammatical edits such as spacing, punctuation and naming changes. The recommended code amendments went to Planning Commission for a recommendation and then City Council for final action and adoption.

On September 17th, 2025, Planning Commission recommended approval of the proposed code amendments with two modifications. On September 23rd, City Council held a work session on the proposed amendments to the Coburg Zoning Code.

RECOMMENDATION

Staff recommends Council approval of the proposed code amendments, in accordance with the above findings to ensure that compliance with the Criteria for Land Use District Text Amendments set forth in Article XVI of the Coburg Zoning Ordinance No. A-200-L.

BUDGET / FINANCIAL IMPACT

DLCD provided technical assistance and support to these amendments in various ways. First, the parking reform code amendments were developed by DLCD staff. Second, DLCD contracted with the Lane Council of Governments (LCOG) for consultant services to conduct a code audit project and refine language changes. Staff time and noticing costs were covered by the City.

RELEVANT COUNCIL GOAL, CITY POLICY OR COMPREHENSIVE PLAN

FY26 Council Framework

- I. 4 – Economic Support and Development
- II. 2 - Long Range Planning

PUBLIC INVOLVEMENT

Notice was provided for each Planning Commission meeting and published for each public hearing. Information on meetings and submitting testimony was also provided on social media and at City Hall.

NEXT STEPS

If approved, proposed code amendments shall take effect and shall become final as specified in the enacting ordinance.

ATTACHMENTS

- A. Ordinance A-200-N
 - a. Exhibit A – draft zoning code in legislative format
 - b. Exhibit B – Planning Commission Recommended Findings of Fact.
- B. Matrix of proposed text amendments
- C. Dept of Land, Conservation & Development – CFEC Summary Handout