

# COBURG CITY COUNCIL ACTION ITEM



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**TOPIC: Ordinance A-200-M: An Ordinance Amending the Coburg Official Zoning Map and Ordinance A-199-I: An Ordinance Amending the Coburg Comprehensive Plan Map**

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**Meeting Date: January 10, 2023**

**Staff Contact: Megan Winner, Planner**

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## **REQUESTED COUNCIL ACTION:**

Adopt Ordinance A-200-M to amend the Official Zoning Map and adopt Ordinance A-199-I to amend the Comprehensive Plan Map. Both amendments reflect the following two changes: the removal of a strip of Park, Recreation and Open Space zoning on a portion of three properties, and the addition of the Downtown District, which was added to the Zoning Code by action of the City Council on September 27, 2022.

***Suggested Motion: "I move to adopt Ordinance A-200-M an ordinance amending the Official Zoning Map and Ordinance A-199-I an ordinance amending the Comprehensive Plan Map."***

## **CITY COUNCIL GOAL**

Strategic Planning

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## **BACKGROUND**

The proposal is to amend the Comprehensive Plan Map and Official Zoning Map to reflect two changes. The first proposed change would remove a strip of Parks, Recreation and Open Space (PRO) zoning that currently appears on portions of three lots (tax lots 1700, 1800, and 2300 of Assessor's Map 16-03-32-11) near City Hall. The second change proposes to add to the maps the Downtown Coburg overlay district that was adopted by Council on September 27, 2022. Findings for the overlay district were adopted on September 27, 2022 with Ordinance A-200-L, and this staff report will not further address that change. and more information can be found in the related planning file of PA 01-22. The subsequent staff report will address the first proposed change, removing the mistakenly left strip of Parks, Recreation and Open Space designation from three lots near City Hall (Assessor's Map and Tax Lots 16033321102300, 1603321101800, 1603321101700).

Regarding the removal of the PRO zoning from the three lots near City Hall, the City Administrator conducted extensive historical research. That research is summarized in the August 19, 2022 memo, attached. Most importantly, Map 8 of the 1980 Coburg Comprehensive Plan Diagram showed areas zoned Residential, Central Business, and Park, Rec.

& Open Space. The property lines of specific properties were not shown, and the demarcation points of each planning designation was fuzzy. There was an area west of Willamette Street at about the location of the current City Hall that was shown designated as Central Business. Lands to the west were designated Park, Rec. & Open Space. It is fair to assume that the 1980 Comprehensive Plan Map meant to designate all of the three lots at issue here as Central Business, as opposed to creating lots that were partially designated Park and Open Space and partially designated Central Business. Accordingly, Map 8 should be interpreted to have designated all of the three lots as entirely Business District. The additional facts presented in the City Administrator's August 19, 2022 memo support that interpretation.

Finally, even if the interpretation of Map 8 presented above were not adopted, the property should be re-redesignated and re-zoned in any event because the thin strip of Parks and Open Space designation would never be developed as a park and the City has no intention of developing a park in this area. Designation of the properties as Central Business District complies with the policies of the comprehensive plan, as is set forth in the findings attached to the Ordinances.

Planning Commission held a public hearing and unanimously recommended approval of the map amendments to Council at the November 16, 2022 meeting.

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**BUDGET**

N/A

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**RECOMMENDATION**

Staff recommends that the Council approve Ordinance A-200-M and Ordinance A-199-I in accordance with the findings in support to ensure that it complies with the Criteria for Land Use District Map and Text Amendments set forth in Article XVI of the Coburg Zoning Ordinance A-200-L.

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**NEXT STEPS**

The draft maps will be finalized and made available.

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**ATTACHMENT**

- B. Proposed Ordinance A-199-I**
- C. Proposed Ordinance A-200-M**

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**REVIEWED THROUGH:**

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