



Coburg City Council

October 27, 2020

Coburg City Hall

91069 North Willamette St., Coburg, Oregon

Councilors Present: Ray Smith, Mayor; Nancy Bell, Mark Alexander, John Lehmann, Patricia McConnell, John Fox.

Commissioners Present: William Wood, Paul Thompson, Marissa Doyle

Staff Present: Anne Heath, City Administrator; Sammy Egbert, City Recorder; Megan Winner, RARE Participant; Henry Hearley, Geographic Information Systems Technician; Brian Harmon, Public Works Director; Damien Gilbert, City Engineer; Jake Callister, LCOG.

1. Call Work Session to Order

Mayor Ray called the meeting to order at 6:01 p.m. He explained that they would be reviewing the process and policies around annexation, zoning changes, and utility capacities.

2. Roll Call

Ms. Egbert called roll.

3. Discussion and Review of Policies for Annexation, Zoning Code Changes and Utilities Capacity

Mr. Hearley would be reviewing the policies for annexation and zoning code changes. He explained that annexation was driven by state statutes and required the expansion of City limits. The Department of Land Conservation and Development (DLCD) would be involved in this process.

Mr. Hearley stated that statute ORS 222 had to be initiated by the legislative body or by the owners (and electors) of the property that they wanted to annex. ORS 222 was implemented by Article XX of the Development Code.

Mr. Hearley went over the annexation process for Coburg. It was a Type IV process and was not subject to the 120-day rule. There would be accompanying zone changes (Type III) that would happen as well. The annexation agreement went over utilities, zoning and land use, impact fees, and other potential issues.

Mr. Hearley went through the noticing requirements. First, all applicants, property owners, and active registered electors within 300-feet of the subject property would need to be notified. This included both owners and occupants of property, Special Districts, and all other public utility providers. Also, notices would be sent to the Lane County Land Management Division, Lane County Elections, and Lane County Board of Commissioners.

Councilors and Commissioners had their own responsibilities during this process. Council would review and act on an annexation and Planning Commission would need to approve the zone change. The zone change could also happen through an ordinance and only City Council could change or approve ordinances. The final decision would be based on applicable criteria and State laws.

Mr. Harmon went over the utility capacity. He shared that they would be working with Kennedy and Jenks to get data on the sewer plant. They had been looking at the effluent flow rate numbers. Capacity was currently at .31 (310,000 gallons). They also looked at the BOD, which was important to keep low because if it got too high then it could be harmful to the fish. Mayor Smith asked him to clarify what BOD was. Mr. Harmon replied that it stood for biochemical oxygen demand. It measured the amount of oxygen needed to degrade inorganics. Mayor Smith asked how long they could manage at a higher level of BOD. Mr. Harmon told him that he was unsure if they would want to run a plant like that, but if desired they could. Mayor Smith asked how harmful it was if the BOD went above the safe limit often. Mr. Harmon responded that if it peaked a lot then it would be a problem, but they only had a couple days above the limit, so it was not an issue.

Mayor Smith asked if they had to open an aeration basin. Mr. Harmon replied that they would not have to since they were at half capacity. They would come talk to City Council later about their plan would be if they hit capacity.

Ms. Heath understood equivalent development units (EDU) and wondered what adding the businesses on the other side of the freeway would do. Mr. Harmon replied that the number of built EDUs was 811 and their design from 2018 allowed for 1,066.

Commissioner Thompson knew that the acreage on the east side was low industrial. He wanted to know how much they could generate with that in mind and its potential impact. Mr. Harmon responded that they had not investigated that yet and they were avoiding talking about that property until they had more answers.

Councilor Fox asked when the BOD levels started to harm fish. Mr. Harmon replied that their permit limit was 30 and they were never above five. Councilor Alexander asked how they could lower BOD if needed. Mr. Harmon said that he wanted people to be able to visit the plant so they could go over this in a better way, but that it was just basic biology.

Mr. Gilbert said that the water system was looked at years ago to be nearing capacity, so the city went after grants and loans to upgrade the water system. Currently there was one major

project to hook up homes on the other side of the freeway to the Coburg water system. This would put more pressure on the water system. They were working on creating another well at a location on Stallings Lane. This well would give the City enough water for the addition of development across the freeway

Councilor Alexander asked if they had results from the Stallings property. Engineer Damien Gilbert replied that they had positive results and the water they needed was on that property. There were good nitrate levels, which ended up being better than the other city wells. Councilor Fox asked how far down they would dig. Mr. Gilbert responded that they would go down 150 feet. Ms. Heath stated that she would start work on closing on the property the following day.

4. Adjournment

Mayor Smith adjourned the work session at 6:52 p.m.

APPROVED by the Mayor and Council of the City of Coburg this 8th day of December, 2020.

Ray Smith, Mayor

ATTEST:

Sammy L. Egbert, City Recorder

APPROVED by the Planning Commission of the City of Coburg this 16th day of December, 2020.

Paul Thompson, Planning Commission Chair

ATTEST:

Sammy L. Egbert, City Recorder

