



MINUTES

Planning Commission Meeting

February 18, 2026 at 6:00pm

Coburg City Hall

91136 N Willamette Street

MEMBERS PRESENT: Pro Tem Chair; John Marshall, Jerry Behney, William Wood (via ZOOM), Marissa Doyle (via ZOOM)

MEMBERS ABSENT: Jon Derby

STAFF/GUESTS PRESENT: Megan Winner, Planning Director; John Lehmann, Council Liaison

TRANSCRIBED BY: Madison Balcom; Administrative Assistant

CALL TO ORDER

The Planning Commission elected John Marshall as Chair Pro Tem for this meeting. Mr. Marshall accepted and is serving as Chair Pro Tem for this meeting.

Pro Tem Chair, John Marshall called the Planning Commission meeting to order at 6:04 p.m.

ROLL CALL

Planning Director, Megan Winner called roll. A quorum was present.

AGENDA REVIEW

There were no changes.

PUBLIC COMMENT

There were no requests to publicly speak, and no written statements had been received.

COMMISSION BUSINESS

1. Election of Chair and Vice Chair

The Planning Commission nominated John Marshall as Chair.

MOTION: Mr. Behney moved, seconded by Mr. Wood, to elect John Marshall as Chair of Planning Commission for the 2026 term.

The motion passed as 4:0, with Behney, Doyle, Marshall and Wood voting affirmatively, none opposed.

Mr. Marshall nominated Marissa Doyle as Vice Chair. Ms. Doyle declined the nomination.

Mr. Marshall then nominated William Wood as Vice Chair.

MOTION: Mr. Marshall moved, seconded by Mr. Behney, to elect William Wood as Vice Chair of Planning Commission for the 2026 term.

The motion passed as 4:0, with Behney, Doyle, Marshall and Wood voting affirmatively, none opposed.

2. Contextualized Housing Need Analysis

Ms. Winner said the Lane Council of Governments (LCOG) applied to the Department of Land Conservation and Development (DLCD) to conduct a multi-city housing capacity analysis. Coburg wanted to be a part of that application which was approved by City Council. Coburg's Buildable Lands Inventory (BLI) is really in need of an update, with the last update being in 2013.

This is a great opportunity that has come out of the states' newly created Housing Affordability and Production Office and part of the new housing legislation to increase production and help cities with those strategies. Coburg and Cottage Grove were awarded with the housing capacity analysis and LCOG is managing that project for those cities. Veneta has also expressed interest in the project, however they would have to self-fund the project. Coburg's cost is completely covered through the grant agreement with DLCD.

Winner explained that the idea behind a housing capacity analysis is to look at the city's 20-year projection for population and to analyze both the supply and demand for housing. She went over all other details of the analysis and project as a whole, included in the presentation. Ms. Winner answered any questions that came up throughout the presentation.

The Planning Commissions role in this analysis is to provide feedback, to review and understand Coburg's housing needs, and to provide recommendation and direction when it comes time to adopt. There will be community input at some point in this process.

UPDATES & FUTURE AGENDA ITEMS

3. January City Administration Report

This report was provided. Ms. Winner mentioned some of the bigger topics in the report, including the Coleman Street Collector Project Bid, and the Public Safety Support fee.

ADJOURNMENT

Chair Marshall adjourned the Planning Commission Meeting at 7:45 pm.

APPROVED by the City of Coburg Planning Commission on this _____ day of _____ 2026.

John Marshall, Chair

ATTEST: _____
Sammy L. Egbert, City Recorder

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