



Coburg Planning Commission
May 18, 2022 at 7:00 p.m.
Coburg City Hall
91136 N. Willamette St.
Hybrid Meeting

COMMISSIONERS PRESENT: Paul Thompson, Chair, John Marshall, Seth Clark, Alan Wells, and Marissa Doyle, Planning Commissioner William Wood, Vice Chair arrived at 7:03.

COMMISSIONERS ABSENT: Jonathan Derby.

STAFF PRESENT: Anne Heath and Megan Winner

GUEST PRESENT: Zoe Anton, Adnya Sarasmita, and Mark Gillam from Urban Collaborative LLC, and Cathy Engebretson.

1. Call Meeting to Order

Chair Thompson opened the Planning Commission work session at 7:00 p.m.

2. Roll Call

Megan Winner called roll. A quorum was present.

3. Agenda Review

There were no changes to the agenda.

4. Minutes Approval

MOTION: Commissioner Doyle moved, seconded by Commissioner Wells to approve the April 20, 2022 Planning Commission Meeting minutes as presented. The motion passed unanimously. Vote: 6-0.

5. Public Testimony

Megan Winner stated that there were no public speakers.

6. Commission Business

- Coburg Development Code Amendments. Ms. Zoe Anton presented prepared materials to The Commission and intended to orient the Planning Commissioners to them, as well as gave context. The significant form-based code focused on the built environment and its desired look and feel.
- Central Core Business District: Ms. Anton noted that the area was for mixed use and current codes were to remain in the updates. She stated that the purpose of that area was intended to preserve and enhance the downtown area as a historic community. The location would be central to commercial services, civic functions, and mixed use. Ms. Anton stated that code revisions would be used to regulate and preserve the historical and architectural character of Coburg, using updated code language and form-based code overlay.

Commissioner Wells did not remember previous meeting discussions on planned changes. Ms. Anton gave explanations of those previous discussions, including roof pitches, store fronts, areas sloping down to residential, among other subjects.

Commissioner Wells stated he was one of the downtown area owners and did not remember or understand how the separation lines from core to flex came about. He was also concerned about push back from other owners, regarding those proposed changes. Ms. Anton went into greater detail of previous discussions. She stated that it was only an overlay of existing codes. Mr. Wells appreciated her detailed explanation.

- Downtown Flex: Ms. Anton noted that changes would be subtle. There would be clarification on window fronts, existing residential and amendments that would allow for development to happen, when needed. She said that the biggest difference was that the Downtown Flex did not have as much storefront. The code language regarding architecture would be amended to give a choice to developers instead of having to install all of those items, such as windows, decorative doors, and transoms.

Commissioner Wells inquired as to how the lines between Flex and Core were chosen. Ms. Anton reminded him that it was discussed in the previous meeting, and then they took a site walk through. A survey was taken of existing buildings, roof pitches, window fronts and other details. Ms. Anton said that it was a process of triangulation. Subtle changes to ensure buildings with current uses, and would allow for new development when needed. Mr. Wells asked if the revisions The Ad Hoc Committee came up with, would not require a public hearing and that the ones Ms. Anton had proposed, would.

Ms. Heath interjected, stating that any changes to the Zoning Code , would still require a heavy public involvement process and Public Hearings

Commissioner Wells continued to take issue with the proposed amendments. Ad-Hoc Committee members offered reminders and explanations. Ms. Anton stated that anything pre-existing would be grandfathered in, but new construction would adhere to new codes. She then noted that the biggest difference to The Core would be a minimum of two stories with no more than three stories total. No residential would be allowed on the first floor facing Main Street. There would be a couple other subtle differences, which would maintain Coburg's historical feel. Ms. Anton noted that details of garage setbacks and city parking lots would need to be discussed further with the commission.

- Ms. Anton provided three options for the Planning Commission to consider, which would aid in code language clarification for garage setbacks and parking lot design. Ms. Anton recommended sustainable landscaping. She concluded, stating that a Development Checklist had been created for each parcel type, downtown core and downtown flex. The checklist would encourage development, making it easier for developers, staff and the Planning Commission to understand and uphold design standards.

7. City Updates

Ms. Heath announced the water project and the street engineering project were ongoing. She noted the location for the reservoir on the east side of town would have to be abandoned and an elevated tank location would need to be found. A letter regarding the matter would be issued to.

8. Adjournment

Chair Thompson adjourned the work session at 8:30 p.m.

(Minutes recorded by Trenay Ryan, LCOG)

APPROVED by The Planning Commission of the City of Coburg on this June 15, 2022

Paul Thompson, Commission Chair

ATTEST:

Sammy L. Egbert, City Recorder

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