



## MINUTES

### Code Review

### Ad-Hoc Committee

August 12, 2021 5:30 P.M.

Coburg City Hall

91136 N Willamette Street

**COMMITTEE MEMBERS PRESENT:** Councilor Patty McConnell; Commissioner Marissa Doyle; Citizen At-Large Cathy Engebretson; Councilor John Fox.

**COMMITTEE MEMBERS ABSENT:** Commissioner Paul Thompson; Business Owner Alan Wells, Citizen At-Large Jerry Behney.

**STAFF PRESENT:** Megan Winner, Planning and Economic Development.

**RECORDED BY:** Jayson Hayden, Lane Council of Governments (LCOG).

#### 1. CALL TO ORDER

Councilor McConnell called the meeting to order at 5:40 P.M.

#### 2. ROLL CALL

Ms. Winner took roll and a quorum was not present until Councilor Fox arrived.

#### 3. COMMITTEE BUSINESS

- **Subdivision Code Continued**

Ms. Winner began by recalling that the last meeting ended on the second page which began talking about creating more specific objective code language around integrating subdivisions into existing neighborhoods.

Ms. Engebretson recapped the idea that current code said the smallest local street size was 45' and she thought they should not have accesses into new subdivisions smaller than that. Councilor McConnell suggested inserting language to say it must be a minimum of 45' and Ms. Engebretson agreed. Ms. Winner noted that the second phase of the Weichert subdivision would be putting 26 homes in and that they had a couple options for access to propose.

Ms. Engebretson said she was not sure how to address the additional traffic going past the park. She suggested that correcting the scrivener's error would make it more clear and concise.

**Chair Fox arrived at 5:48 P.M. and a quorum was now present.**

Councilor McConnell asked if Coleman was the only collector street they had and Ms. Winner said no but was not sure what the others were. Ms. Engebretson noted that parts of Skinner was labeled as a collector but not a piece at the north end. Councilor Doyle thought that a lot of the streets needed to be reclassified. Councilor Fox noted added that Coleman was 60' wide but dropped down to less than 45' where he lived. He asked if this was based on surveying or what they determined. Ms. Winner was not sure but she added that collectors made up 12% of the streets in Coburg and Delaney was also a collector. She thought they were classified based on how many other streets were connecting to them but was not sure when or how that process was done.

Councilor asked how the community would determine where future local streets north of the current UGB would connect and Councilor Engebretson explained that they had skipped that section and said that there was an issue of the number of bottle necks of traffic traveling south through town to the major employment centers. She preferred that the City would have a process of more public comments and workshops instead of a formulating a majority consensus. Councilor Fox noted the existing example of the Hayden Homes development to reference. Councilor McConnell asked who starts that process and Ms. Winner explained that the City recently applied for a Transportation Growth Management(TGM) grant to do a total rehaul of the transportation system plan which included hiring a consultant to come in and do an intense public process looking at what they wanted to do with the street design. She added that they would find out in September if they were awarded this. Councilor Fox noted that the community did get involved and suggested adding an asterisk to say that the community needed to determine the essence of it.

Councilor Fox asked what an example of traffic calming was and Ms. Engebretson answered speed bumps or planters in intersections would cause people to slow down. Councilor McConnell added that planters would also be very attractive in neighborhoods. Ms. Engebretson stressed that giving the City the option for traffic calming gave the Planning Commission leeway to either require or not require this.

Councilor Fox thought that street lighting should be considered and noted that Hayden Homes did not have street lighting. He said he had asked about this and that they said because there was no street lighting stipulation in the code. Councilor Doyle asked if there was anything about lighting in their code and Ms. Winner said not that she was aware of.

Councilor McConnell asked if they shortened the length of the street would they need to have as many calming features and Councilor Doyle responded that they still helped slow traffic. Councilor Fox suggested adding some examples of street calming but Ms. Engebretson thought that may not be necessary. Councilor McConnell asked where they would add language about

street calming and Ms. Engebretson responded thought with the rest of the subdivision code and said the commission might decide they needed more traffic calming at the entrance where the existing community transitioned to a new subdivision. Ms. Winner thought this would give the commission more power to require this as part of the improvement process. Councilor McConnell said she was concerned about this as it depended on what kind of planning commission they had at the time. Councilor Doyle responded that when the traffic report came out there was an increase in traffic but no guidance as to how much of an increase would require additional calming and suggested writing this in. Councilor Fox asked if it should be based on a number of homes or the increase in percentage of the community. Councilor McConnell noted that when Hayden Homes went in the traffic study suggested they would not need another access point but that resulted in people speeding in the area. Ms. Engebretson thought that some of the requirements should be triggered when a subdivision was expected to increase traffic on the surrounding streets by more than a certain percent or if a subdivision resulted in a certain percentage of lots to the residential zone. She thought that using percentages instead of set numbers was more effective.

Councilor McConnell asked about lot lines being considered topography and Ms. Engebretson said this was not unheard of. Councilor Doyle gave an example of a curved lot and Ms. Engebretson said that would be a man-made topography or barrier that a developer wouldn't have any control over. Councilor McConnell thought topography was more things like a hill or river. Councilor Fox read a relevant definition of topography involving the natural contours of the land, creating and minimizing the destruction of trees, wetlands, and natural drainages.

Ms. Engebretson said she felt comfortable with what was proposed with the 200' minimum and 400' maximum and she felt that any higher did not blend in well in Coburg and Councilor McConnell agreed. Ms. Engebretson explained that if you have a particularly short block sometimes there can be two homes with side yards only along one street and that some people did not like the look of that. Ms. Winner thought that a consultant would let them know if there was anything glaringly wrong with the numbers.

Ms. Engebretson told about the case of a railroad wanting to sell their right of way which was crossing a street and the City gave the option to the property owners to buy the right of way instead of it going to the City.

Councilor McConnell wished to add something to the project. She said there were issues with building codes regarding roof lines as they had three new homes being built with enormous roofs. She said a homeowner had expressed concern about losing a tree due to the light being blocked.

#### **4. FUTURE MEETINGS | DATES TO REMEMBER**

- **Next Code Review Ad-Hoc Committee Meeting: August 26, 2021**

#### **5. ADJOURNMENT**

Hearing no further discussion, Chair Fox adjourned the meeting at 6:38 P.M.

**APPROVED** by the Development Code Review Ad-Hoc Committee of Coburg this \_\_\_\_ day of xx 2021.

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Chair, John Fox

ATTEST:

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Sammy L. Egbert, City Recorder

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