



## **MINUTES**

### **Coburg Planning Commission**

November 17, 2021

Coburg City Hall

91136 N Willamette Street

**COMMISSIONERS PRESENT:** John Marshall, Seth Clark, Marissa Doyle, Paul Thompson, Jonathan Derby.

**COMMISSIOENRS ABSENT:** William Wood; Vice Chair.

**STAFF PRESENT:** Henry Hearley, LCOG Assistant Planner, Megan Winner, Planning Assistant, Assistant; Gary Darnielle, LCOG Attorney and Planning Advisory; Anne Heath, City Administrator; Sammy Egbert, City Recorder.

#### **1. Call Meeting to Order**

Commissioner Marshall opened the Planning Commission meeting at 7:04 p.m.

#### **2. Roll Call**

Commissioner Marshall called roll and a quorum was not present.

#### **3. Agenda Review**

There were no changes made to the agenda.

#### **4. Public Comment**

There was no public comment.

#### **5. Commission Business**

a. Public Hearing for ANX 01-20 & ZC –1-20 Ravin Ventures and Hardly Hackit Annexation  
Chair Marshall opened the hearing at 7:06 p.m. and outlined the process.

Mr. Hearley started with the staff presentation. He noted that the staff report included all information, and that the presentation would just be an outline. As part of past urban growth boundary (UGB) expansion attempts, an Urbanization Study was done and said that Coburg needed additional land outside of its UGB to meet employment needs. A comprehensive analysis of land was conducted to find appropriate areas to bring into the UGB.

The area that will be talked about today was selected by City Council and brought into the UGB and rezoned into light industrial. Coburg's Comprehensive Plan was amended to add Policy 28, which said that properties with light industrial properties located east of I-5 could not be partitioned into lots smaller than 20 acres.

Any development of the property had to be approved by the Oregon Department of State Lands (DSL) and the Army Corp. Coburg's Land Code also required that 20% of a property had to include open space. 10 acres of open space would be included in the plans for the lot in question. Open space and walking paths would be created for employees on that development.

East Van Duyn was not presently in the UGB and would not be part of the annexation. It was classified as a local county road and would be reclassified by Lane County in 2022. Since it is outside of the UGB, urban improvements were not usually allowed, however they would enact exemptions. The street would be under construction to add 20-foot right-of-way, a 50-foot roadway, a sidewalk, curb, gutter, utilities, two east bound travel lanes, and an internal axis road. The applicant would be paying for those improvements. This would be the only development from the annexation, all other development would need to be approved by the Planning Commission at a future date.

The applicant hired a group to conduct the Transportation Impact Analysis (TIA). ODOT, LCOG, and the City Engineer were all involved in the approvement of the TIA. It showed that the Pearl Street at I-5 intersection would have an increased amount of traffic in the west bound left turn lane. As a result, a trip cap on businesses would be put in place.

Mr. Hearley said that the Planning Commission had to make a recommendation to the City Council concerning the annexation.

Chair Marshall called on the applicants to speak. Raymond Fisher said that the lot was purchased in 2010 and he started going to Community Development meetings around that time. It was clear that Coburg wanted the downtown area to stay the same and all development should be east of I-5. They were in escrow with a developer who would not be able to develop on a campus industrial zone. Light industrial made more development options available. He said that Coburg would continue to have approval over what was developed on the lot as they moved forward.

Mr. Fisher introduced, Tony Favreau, their project engineer, and Kelly Sandow, their traffic engineer. Ms. Sandow clarified that the TIA reviewed a 20-year period. As development went forward another TIA would need to be completed to analysis data at that time.

Chair Marshall opened the meeting up to testimony in favor of the application.

There was no testimony in favor.

Chair Marshall opened the meeting to testimony opposed to the application.

Chair Marshall noted that they had received written opposed testimony which was included in Commissioner packets.

Peter Detmer, representing the Coburg Hills residents, wanted more information on the tax money which had been spent in relation to the annexation. He said that the only reason the annexation was going forward was because of the increase in taxes that would result. Mr. Detmer said that the rezoning to light industrial was wrong. He asked the Commission to talk more with the community and allow a vote.

Kevin Dwyer, a representative of the Diamond Ridge Loop residents, had some concerns with the annexation application. He understood that the TIA was done and approved by three agencies, but they questioned its conclusions. Mr. Dwyer believed that the construction on the lot would create the traffic maximum for Pearl Street. It seemed to him that the bridge already could not handle the amount of traffic it got. Second, they hoped that the potholes on East Van Duyn would be fixed. Also, it was hard to tell from the green space plan how many trees would be removed. Mr. Dwyer did not approve of those trees being removed.

Andrew Hayes, a representative of the Diamond Ridge Loop residents, wanted to suggest a change in the zoning classification. He thought that Lot 7 would have been a better choice if they wanted to zone the area as light industrial. Since Lot 8 was close to residential areas, Mr. Hayes thought zoning it as campus would make the most sense. He suggested rezoning the area North of Van Duyn. It was a big area and would have no conflicts with a light industrial zoning.

Pat Eagen, a representative of the Diamond Ridge Loop residents, emphasized the need to keep the trees along the green space.

Mr. Hearley noted that the area North of Van Duyn was out of the UGB.

Mr. Fisher point out that a lot of the trees in the suggested green area had been cleared out already.

Chair Marshall closed the public hearing at 7:56 p.m.

Chair Marshall asked if a buffer was required between the lot and the RV park. The industrial policy outlined said that a barrier had to be put up if along a residential area. Mr. Hearley replied that he had not yet addressed that. He noted that the RV Park was zoned as highway commercial, not residential.

Chair Marshall wanted clarification on 'exception areas' and 'exception zones'. Mr. Hearley said that those terms were not necessary for the current annexation. Mr. Darnielle said that the 'exception' terms referred to areas Lane County had committed to development and could be rural residential zones.

Chair Marshall asked if it was correct that the TIA said there would be no impact on existing facilities. Mr. Hearley noted that it would affect the Pearl Street I-5 lane. Ms. Sandow added that there was impact, but it did not result in falling under the standard.

Chair Marshall opened the public hearing at 8:02 p.m.

Chair Marshall asked if Coburg was required to capture 30% of the regional industrial demand. Mr. Hearley responded that it was up to City Council or the City Administrator.

Commissioner Doyle asked if the wetland would be redirected or maintained. Mr. Hearley replied that it would be up to DSL to decide. Mr. Fisher added that their plan was to redirect the wetland. They were working on a wetland bill permit to mitigate most of it to a different site.

Commissioner Doyle inquired into how the ecology would be affected. Mr. Fisher noted that the soil in that area was not good. He did not think the ecology would be affected.

Commissioner Doyle asked if the emergency services would have the capacity for that lot. Ms. Heath replied that the City was looking into that.

Commissioner Clark wanted to know if there was any regional trip capacity that they could look at to help with the Pearl Street and I-5 area. Ms. Sandow noted that the TIA was specific to Coburg.

Chair Marshall closed the public hearing at 8:10 p.m.

**MOTION:** Commissioner Derby moved, seconded by Commissioner Clark, to recommend approval to City Council the annexation and the rezoning of the lot as light industrial. The motion passed unanimously.

## **6. Approval of Minutes**

No minutes were approved. They would be brought back to the next meeting for approval.

## **7. Updates & Future Agenda Items**

### **a. City Administration Report**

Ms. Heath said that she did not have an official report for them but would give some City updates. On December 21, 2021, the water connection would be made. The City was doing an analysis on all the alleyways in town to assess if they were being used.

She said they got \$100,000 to rebuild McKenzie Street. They wanted to make it a safe passage from east to west. They were still looking for some additional funding. The Ad-Hoc Code Committee had finished their work and would be presenting their recommendations sometime Spring 2022.

**8. Adjournment**

Chair Marshall adjourned the meeting at 8:36p.m.

*(Minutes recorded by Lydia Dysart)*

**APPROVED** by the Planning Commission of the City of Coburg on this 15<sup>th</sup> day of December 2021.

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Paul Thompson, Commission Chair

**ATTEST:**

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Sammy L. Egbert, City Recorder