

City of Coburg Comprehensive Plan

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Old Coburg School – Est. 1912

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INTRODUCTION

THE CITY

The City of Coburg, incorporated in 1906, is a small rural community located about seven miles north of Eugene, along the west side of Interstate 5. It is near the confluence of the McKenzie River surrounded by farms with a view of the forested Coburg Hills to the east. The town, settled by Jacob Spores and John Diamond in 1847, was named Coburg around 1865 by blacksmith, Charles Payne, for a locally owned imported stallion from Coburg, Germany.

Coburg remains, in many respects, a typical small town from a bygone era. The city's historic, rural character is very much a part of its landscape in the year 2005, in spite of important changes occurring over the last ten years. The city's history is preserved in many old homes and structures that form a National Historic District throughout the town. This historical focus is also reflected in the theme of the city's annual celebration, "Coburg Golden Years," which features old time fiddlers and other groups and events to celebrate the town's history. In keeping with this theme, many antique stores operate along Willamette and Pearl Streets, the two main streets intersecting the town. In recent years, these store owners and the city initiated an annual Coburg Antique Fair that brings thousands of antique buyers and sellers to town each September.

The Coburg industrial park began filling up in the 1990s. The city now functions as a regional employment center, importing workers mainly from Eugene-Springfield. The City is served by a north-south highway system, U.S. Highway 5, which provides access to the Eugene-Springfield Metropolitan Region to the south and the Salem-Keiser Metropolitan Region to the north. Currently, the city is home to nearly 1,050 citizens and it is anticipated that the population will reach 3,300 residents by the year 2025. *Coburg's Comprehensive Plan* was originally acknowledged by the Department of Land Conservation and Development (DLCD) in 1982. The preparation of this update to the *Plan* document and diagram, has been partially funded through a grant from the Department of Land Conservation and Development.

THE PLAN AND ITS CONTENTS

The purpose of land use planning is to indicate the most appropriate land uses within a given area and to provide a means for effectively and efficiently facilitating and guiding development activity. Planning ensures that residential, public, commercial and industrial uses are properly located in relation to each other and that adequate quantities of all types of land are available. Planning also helps ensure that new developments enhance and help maintain the type of community the residents of Coburg desire. The *Coburg Comprehensive Plan*, originally acknowledged by the Department of Land Conservation and Development (DLCD) in 1982, is the official long-range general plan (public policy document) of the City of Coburg. Its policies and land use plan designations apply only

within the area under the jurisdiction of the *Plan*. The *Plan* is a guide for both public officials and the general public to define the direction, quality and quantity of future development redevelopment and to evaluate decisions and weigh the possible effects on the future of the community.

USE OF THE PLAN

The *Coburg Comprehensive Plan* is a policy document intended to provide the community and other agencies and districts with a coordinated guide for change over a long period of time. The major components of this policy document are: the written text, which includes goals, objectives, and policies; the *Plan* diagram; and other supporting materials. These terms are defined below:

1. The statewide planning goals express the state's policies on land use and on related topics, such as citizen involvement, housing, and natural resources. A goal may never be completely attainable, but is used as a point to strive for as part of local comprehensive planning.
2. An objective is an attainable target that the community attempts to reach in striving to meet a goal. An objective may also be considered as an intermediate point that will help fulfill the overall goal.
3. A policy is a statement adopted as part of the *Plan* to provide a consistent course of action, moving the community towards attainment of its goals.
4. The *Plan* diagram is a graphic depiction of: (1) the broad allocation of projected land use needs in the City; and (2) goals, objectives, and policies embodied in the text of the *Plan*. Some of the information shown on the diagram includes land use categories, urban growth boundaries and major transportation corridors.

The goals, objectives, and policies contained in this *Plan* are not presented in any particular order of importance. The City recognizes there are apparent conflicts and inconsistencies between and among some goals, objectives, and policies. When making decisions based on the *Plan*, not all of the goals, objectives, and policies can be met to the same degree in every instance. Use of the *Plan* requires a "balancing" of its various components on a case-by-case basis, as well as a selection of those goals, objectives, and policies most pertinent to the issue at hand.

The policies, which follow in the *Plan*, vary in their scope and implications. Some call for immediate action; others call for lengthy study aimed at developing more specific policies later on; and still others suggest or take the form of policy statements. The common theme of all the policies is acceptance of them as suitable approaches toward problem-solving and goal realization. Other valid approaches may exist and may at any time be put into the *Plan* through amendment procedures. Adoption of the *Plan* does not necessarily commit the City to immediately carry out each policy to the letter, but does put them on

record as having recognized the validity of the policies and the decisions or actions they imply. The City can then begin to carry out the policies to the best of their ability, given sufficient time and resources.

Where the *Coburg Comprehensive Plan* is the basic guiding land use policy document, it is not the only such document. As indicated in the above section, the *Plan* is a framework plan, and it is important that it be supplemented by more detailed refinement plans, programs, and policies. In all cases, the *Plan* is the guiding document, and refinement plans and policies must be consistent with *Metropolitan Plan*. Should inconsistencies occur, the *Coburg Comprehensive Plan* is the prevailing policy document. The policies for refinement plans are contained within the Goal 2 policies.

Goal 1: Citizen Involvement

- LCDC Goal:** "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."
- Coburg Objective:** The Citizen Involvement Committee will help develop, maintain, and refine programs and procedures that promote and enhance citizen involvement in land use planning to assure compliance with Goal 1.
- Policy 1:** A Citizens Involvement Committee has been established and has been maintained; it consists of not more than seven (7) voting members. An open, well publicized process shall be used to recruit committee members. Efforts will be made to make the committee's membership broadly representative of the spectrum of interests in the community related to land use.
- Policy 2:** The CIC shall review and recommend revisions, as necessary, to Coburg's processes and procedures for giving notice and holding public hearings to ensure that citizens have adequate opportunity to effectively communicate with elected and appointed officials.
- Policy 3:** The CIC shall review and recommend revisions, if necessary, to the citizen involvement components for existing and proposed planning projects to ensure that citizens have adequate opportunity to be involved in all phases of the planning process.
- Policy 4:** Technical information used to make planning decisions shall be kept at City Hall and shall be made available for inspection by the public upon request. The CIC may review these materials and recommend revisions or additions, if necessary, to ensure that the information is presented in an understandable form.
- Policy 5:** All planning documents, records of decisions, maps, and related ordinances shall be kept at City Hall and shall be kept available for inspection by the public upon request during normal business hours.
- Policy 6:** The City shall provide a method of recording meeting minutes and shall provide basic resources to meet with the reasonable needs of the committee (e.g., mailings, copying, general office assistance).
- Policy 7:** Once adopted, this statement of policies shall be recognized as Coburg's Citizen Involvement Pan.
- Policy 8:** The city encourages pre-application neighborhood meetings for selected types of development, and may require them in the Zoning Ordinance.

Goal 2: Land Use

LCDC Goal:

Coburg Objective: To establish the Coburg Comprehensive Plan as the basis for preserving and enhancing the livability of Coburg.

Comprehensive Plan and Ordinance Update

Policy 1: The City of Coburg shall conduct a review of the comprehensive plan every five years, or as deemed necessary by the Coburg City Council.

Policy 2: Changes to the Comprehensive Plan Map shall be consistent with the policies of the Comprehensive Plan, state law, and intergovernmental agreements.

Refinement Plans

Policy 3: The City may use Refinement Plans to refine the Comprehensive Plan and/or the zoning ordinance in order to further implement the Comprehensive Plan policies. A Refinement Plan designates specific land use, transportation, and other elements through broad local participation. Refinement Plans may be developed in a single linear process, including neighborhood workshops, Planning Commission hearing(s), and the City Council adoption hearing(s).

Policy 4: Refinement Plans may be used as a tool for coordinating development in a specific area, such as a new neighborhood. Refinement Plans should implement coordinated development while integrating surrounding uses and transportation linkages.

Land Use Regulations

Policy 5: Land development proposals shall be consistent with the Coburg Zoning Ordinance, Municipal Code, and all adopted standards and enforcement codes of the City of Coburg. The burden of proof with regard to consistency with the applicable standards and codes lies with the prospective developer.

Policy 6: It is important that land divisions do not preclude the development of the property or nearby property to planned urban densities. For that reason, land partitioning and subdivision will be controlled to the extent that there are options remaining for the future extension of public facilities and services.

Interpretation of Comprehensive Plan Map

Policy 7: Plan designations for land use categories are intended to guide zoning.

Policy 8: Proposed plan elements such as parks, roadways, schools, etc., are intended to be conceptual. Actual locations and quantities should be determined through the development process.

Comprehensive Plan Designations

- Policy 9: **Traditional Residential** – The Traditional Residential designation is intended to guide development within historic and traditional neighborhoods of the community. The Traditional Residential designation will provide a livable neighborhood environment, preserve the small town and historic character of Coburg, ensure architectural compatibility, and provide for a variety of residential housing choices (including medium density housing in designated areas).
- Policy 10: **Neighborhood Residential** – The Neighborhood Residential designation is intended to guide the development of new, livable neighborhoods located outside the historic and traditional core of Coburg. Development in the Neighborhood Residential designation will emulate the characteristics of Coburg’s traditional neighborhoods, continue the small town and historic character of Coburg, ensure architectural compatibility, ensure compatible transition between uses, and provide for a variety of residential housing choices (including medium density housing in designated areas).
- Policy 11: **Central Business District** – The Central Business District designation is intended to establish the downtown area as the historic heart of Coburg. The CBD is the location for smaller scale commercial and business facilities, civic buildings and city functions, and mixed use. The Central Business district will be historic and pedestrian-oriented in character.
- Policy 12: **Highway Commercial** – The Highway Commercial designation is intended to provide goods and services that primarily serve the traveling public. The C-2 designation is intended to promote a high quality of life through a diverse economy and strong tax base, transition between higher and lower intensity uses, and appropriately scaled commercial uses that fit the small town, historic character of the community.
- Policy 13: **Light Industrial** – The Light Industrial designations is intended to provide areas for manufacturing, assembly, packaging, wholesaling, related activities, and limited commercial uses that support local industry and are compatible with the surrounding commercial and residential districts. The LI designation is intended to promote a high quality of life through a diverse economy and strong tax base, transition between higher and lower intensity uses, and appropriately scaled non-polluting industrial uses that fit the small town, historic character of the community.

- Policy 14: **Campus Industrial** – The Campus Industrial designation is to provide areas for research and development, manufacturing, assembly, packaging, wholesaling, related activities, and limited industrial-supportive commercial uses in an attractive, campus setting. The CI designation is intended to promote a high quality of life through a diverse economy and strong tax base, and appropriately scaled, non-polluting industrial uses that fit the small town, historic character of the community.
- Policy 15: **Park, Recreation and Open Space** – The designation is intended to preserve and protect park, recreation and open space lands that contribute to the general welfare and safety, full enjoyment or the economic well being of persons who reside, work or travel in, near or around them.
- Policy 16: **Public Facility** – This designation is intended to provide lands for public facilities and uses such as water reservoirs, sewage treatment plants, pump stations, major electric utilities and similar uses.
- Policy 17: **Buffer Overlay** – This designation is intended to ensure transition and compatibility between industrial areas and non-industrial areas. It is applied in combination with a base Comprehensive Plan designation. The Buffer Overlay is intended to be the location for open space, pathways, drainage and water quality facilities, screening, landscaping, and other uses that provide a buffer. Buildings and other development allowed in the base designation are permitted if their placement, use, and/or design contributes to the transition and compatibility between adjacent uses.