



## MINUTES

### Planning Commission Meeting

May 15, 2024 at 6:00pm  
Coburg City Hall  
91136 N Willamette Street

**MEMBERS PRESENT:** Jim Bell; Chair, Seth Clark; Vice Chair, William Wood (via Zoom), Marissa Doyle

**MEMBERS ABSENT:** John Marshall, Jerry Behney, Jonathan Derby

**STAFF/GUESTS PRESENT:** Megan Winner; Planning Director

**RECORDED BY:** Madison Balcom; Administrative Assistant

#### CALL TO ORDER

Chair, Jim Bell opened the Planning Commission Meeting at 6:05 p.m.

#### ROLL CALL

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

#### AGENDA REVIEW

There were no changes.

#### PUBLIC TESTIMONY

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

#### COMMISSION BUSINESS

##### a. Comprehensive Plan Review: Goals 5 & 6

Ms. Winner said they have been slowly reviewing the comprehensive plan and statewide planning goals, and tonight they will look at goals 5 and 6.

Ms. Winner provides a report on each of these goals, along with some of the processes that happen to reach these goals and objectives.

In the packet, under Goal 5, the LCDC statewide goal is; “to conserve open space and protect natural and scenic resources”, along with the Coburg objective; “to protect, restore and enhance open space, scenic and historic areas, and to promote a healthy and visually attractive environment in harmony with the natural landscape”, and a variety of policies that support it.

Mr. Bell asked if LCDC ever considered protecting an open space for future resource development like wind or solar farms. Ms. Winner said that the state considers it in similar ways to the other planning goals. The development may mean that some of the goals are in conflict, and becomes a conflict of which gets priority and makes the most sense. Winner stated that possibly looking at agricultural lands that may be able to produce energy in a way that supports the states clean energy goals, might be something the state might be open to.

Mr. Bell asked if the City ever discovered Native American sites in the urban growth boundary, is there any requirement to protect those sites. Ms. Winner said yes, the appropriate state authorities would come perform an assessment and determine an appropriate level of securing and preserving the site.

Ms. Winner explains Goal 6: Air, Water and Land Resource Quality and provides further detail.

In the packet, under Goal 6, the LCDC statewide goal is; “to maintain and improve the quality of the air, water and land resources of the state”, along with the Coburg objective; “to insure the continued quality of air, water and land resources within the City and its area of influence”.

Mr. Bell asked if Coburg’s comprehensive plan was any more specific that what Ms. Winner is reading. Ms. Winner said that what she is presenting is the Coburg Comprehensive Plan.

Mr. Bell asked how Coburg maintains and meets this goal as a city. Ms. Winner said that it can be challenging, they work with their partners, like LRAPA, who are responsible for monitoring the air quality in the region, and handle the complaints that are received regarding it.

Mr. Clark asked if the City complies with regional air quality regulations or do they set their own regulations regarding air quality pollution. Ms. Winner said they follow the state DEQ standards, and she is not aware of any local regulations.

Mr. Clark then asked if there was any reason why they could not create their own standards that are more stringent. Ms. Winner said she is not familiar with any restrictions regarding that, but it can be hard to enforce and monitor. Mr. Bell mentioned that it causes the City extra time and money to defend it as well.

Mr. Clark asked where he could find the city regulations on noise pollution. Ms. Winner said that she will look into it and get him that information.

## UPDATES & FUTURE AGENDA ITEMS

### a. May City Administration Report | *Information Only*

- Oregon Dept of Energy Grant Update
- Equipment Surplus Sales Complete
- Business Oregon Grant Update
- RARE Grant Update
- Wastewater Treatment Plan Instrumentation Theft
- Engineering Services RFP Update
- Current Projects & Contracts
- Department Activity & Stats

### b. July 17<sup>th</sup>, 2024 Training with DLCD Representative Patrick Wingard

Ms. Winner said that staff has established bi-weekly meetings with their DLCD representative to look at scoping out long range planning activities for the city. They set up a meeting with 4j to think about what their capacity is going to look like, because in order for the city to pursue a UGB amendment they have to show that there is capacity at the school for the new population. Staff was also asked to participate on the Climate Friendly and Equitable Communities Walkability Model Code being developed, to help represent small cities on the committee. They are also currently working on their own CFEC implementation work as well, as an update on the regional transportation plan and congestion management plan.

Mr. Bell asked if the Transportation Safety Ad-Hoc Committee is still meeting. Ms. Winner said they are not meeting in May, but they will meet in June for their last meeting to finalize their recommendations to council, which should go to them in August.

## ADJOURNMENT

Chair Bell adjourned the Planning Commission Regular Meeting at 6:30 p.m.

**APPROVED** by the Planning Commission Committee of the City of Coburg on this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Jim Bell, Commission Chair

**ATTEST:** \_\_\_\_\_  
Sammy L. Egbert, City Recorder