



**Code Review  
Ad-Hoc Committee**  
April 8, 2021 5:30 p.m.  
Coburg City Hall  
91136 N Willamette St.

**MEMBERS PRESENT:** John Fox, Patty McConnell, City Councilors; Marissa Doyle, Planning Commission; Alan Wells, Business Owner; Cathy Engebretson, Jerry Behney, Citizens At-large.

**MEMBERS ASBENT:** Paul Thompson.

**STAFF:** Megan Winner, Anne Heath

**1. Call the Meeting to Order**

Councilor Fox opened the meeting of the Code Review Ad-Hoc Committee at 5:36 p.m.

**2. Roll Call**

Ms. Heath called roll. A quorum was present.

**3. Approval of Minutes**

Councilor Fox noted that the beginning time on the minutes said "7:00 p.m." but they started at 5:30 p.m.

**MOTION:** Councilor McConnell moved, seconded by Mr. Behney, to approve the March 25, 2021 Code Review Ad-Hoc Committee minutes as amended. The motion passed unanimously.

**4. Identify Topics for Review**

**a. Code Specific**

Councilor Fox found a light ordinance which he wanted the Committee to talk about at a future meeting.

Councilor Fox was concerned with parking and making sure buildings fit a specific look. Councilor McConnell had talked with Ms. Engebretson about what could be done to restrict buildings. Ms. Winner asked if issues were around the type of store, Dollar General, or how it looked. Councilor McConnell replied that both were an issue.

Ms. Heath said that they were able to put restrictions into the code to make a building look a certain way. Mr. Wells noted that it could be a slippery slope. While they could restrict certain types of usage, he was unsure how they could legally restrict building façade. The issue was what a City wanted a building to look like and what an owner might want it to look like could be very different. Mr. Wells was unsure if the City should restrict owners, since it would apply to more than just big corporations like Dollar General. Councilor Fox thought restricting building size would be the most beneficial. Mr. Wells agreed that it was more reasonable. Restricting type of business could hurt all business owners. Ms. Engebretson said that they should get professional advice, but she thought they could restrict certain uses without issue.

Ms. Engebretson noticed that people had an issue with chains being in Coburg. She questioned if having local chains (Market of Choice, Café Yum, etc.) would be better. She thought it was more appropriate than national chains. Ms. Heath knew that there were cities that were able to get large corporations to modify their normal structure to fit the façade of the rest of the town. She was unsure what their code looked like to allow it but would investigate more details. Ms. Doyle thought that there were distance limits as well to keep businesses from being on every corner.

Councilor McConnell wanted them to promote small local businesses. She thought that the citizens of Coburg were interested in the community. Mr. Wells agreed with her but said that it was a land use issue since they could not keep corporations out. The best they could do was restrict how large of a building they could have or limit the design. He added that limiting parking might also keep corporations out.

Ms. Doyle said that limiting franchises might not be in their best interest. There were some stores, like Ben & Jerry's which could fit in well and make a lot of the community happy. She had fond memories growing up of going there with her family. The way to limit development was to focus on parking, facades, building size, and other things like that.

Ms. Winner had heard from the State Historic Office that putting regulations on buildings could be hurtful to buildings that were already registered. If they specified what historic homes should look like it might limit what could be considered historic and leave some structures out.

Councilor Fox said that next steps would be getting more code information from staff about what other cities do.

Ms. Engebretson knew that Coburg had a Historic District and certain rules around those houses but wondered if they could add anything for structures outside of the District. Ms. Winner mentioned that they had maps available that listed the properties in the Historic District. Councilor Fox thought it would be nice to add plaques to houses which were older. Ms. Winner said that for each house to do it themselves would be a lot of paperwork. Ms. Doyle mentioned that the Heritage Committee had received a grant which they would use partially to give out awards which would be in the form of plaques. They had just started those conversations.

## **5. Future Meetings | Dates to Remember**

**Next Code Review Ad-Hoc Committee Meeting: April 22, 2021**

## **6. Adjournment**

Councilor Fox adjourned the meeting at 6:36 p.m.

*(Minutes recorded by Lydia Dysart)*

**APPROVED** by the Code Review Ad-Hoc Committee on this 6th day of May 2021.

**ATTEST:**

---

Sammy L. Egbert, City Recorder

---

Chair of Ad-Hoc Committee