



Coburg City Council

February 22, 2022

Coburg City Hall

91069 North Willamette Street

Virtual via Zoom

COUNCILORS PRESENT: Ray Smith, Mayor; Mark Alexander, Kyle Blain, Nancy Bell, Patricia McConnell, John Fox.

COUNCILORS ABSENT: John Lehmann.

GUESTS PRESENT: Tom Bartlet, John Brown, Paul Burrell, Kevin Dwyer, Raymond Fisher, Andrew Hays, Steve Lee, Jae Pudwell.

STAFF PRESENT: Sammy Egbert, Anne Heath, Brian Harmon.

1. Call the City Council Special Meeting to Order

Mayor Smith called the City Council special meeting to order at 7:41 p.m.

2. Pledge of Allegiance

They sung the pledge of allegiance.

3. Roll Call

Ms. Egbert conducted a roll call.

4. Mayor Comments

Mayor Smith stated that during the process before them that night he was doing his best to stay educated and make the right decision.

5. Agenda Review

There were no changes made to the agenda.

6. Citizen Testimony

There was no citizen testimony.

7. Response(s) by City Council

There were no responses by City Council.

8. Ordinances and Resolutions

a. Public Hearing | First Reading

ORDINANCE A-200-J AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF COBURG IDENTIFIED AS TAX LOT 00202 OF ASSESSORS MAP 16-03-34-00 AND CONSISTING OF 107.43 ACRES, AND AMENDING ORDINANCE A-200G TO CHANGE THE COBURG ZONING MAP TO REZONE SAID TERRITORY FROM LANE COUNTY ZONING DISTRICT EXCLUSIVE FARM USE (E-40) TO COBURG ZONING DISTRICT LIGHT INDUSTRIAL.

Mayor Smith opened the hearing at 7:45 p.m. and conducted the first reading of Ordinance A-200-J.

Mayor Smith mentioned that three ex-parta contacts were shared at the previous City Council meeting. There were no additional contacts.

Raymond Fisher, applicant, thanked the City Council for their time. He hoped they could answer all questions that the City Council had.

Mr. Fisher gave a brief history of the development. In 2004 they had developed the Diamond Ridge Subdivision, which was a success. In 2010 they purchased the property they were discussing that night. In 2014 an urbanization study was done. In 2015 the UGB expansion was approved by Lane County. The UGB later had to be revised and reapproved by the County in 2017 and was later approved by Coburg in 2018. In 2020 they applied for the annexation and land use to be changed to Light Industrial.

Mr. Fisher knew there had been a lot of discussion on Light Industrial zoning versus Campus Industrial zoning. He shared that Campus Industrial was usually seen as a zone for office space. Due to COVID-19, there was a rethinking of how companies allocated capital investment in office spaces. As a result, it was not a good time to build office space. Mr. Fisher mentioned that office space generally had 10 times more vehicle trips person square foot than light industrial. (3.93 trips/1,000 square feet versus .4 trips/1,000 square feet). Campus Industrial code stated that no manufacturing was permitted where air pollution authority required an air quality permit. That would severely limit the possibility for the property.

Mr. Fisher shared that Bigfoot Beverage, the company looking to build on the property, would fit into the Light Industrial zoning code perfectly. Their traffic impact, water, sewage, and power usages would be minimal. He thought having a respected local family company in the are would be beneficial. If the property was zoned Campus Industrial Bigfoot Beverage would not be eligible to build on the property. Mr. Fisher stated that the 40% open space required for Campus Industrial would be a deal killer and Bigfoot Beverage would back out.

Steve Lee, a Coburg developer, did not think that the Campus Industrial zoning should be adopted. As the City grew and needed more revenue, they would not have enough buildable land to utilize.

John Brown, a real estate broker, stated that none of his comments that night reflected any of the Boards, Committees, or Commissions that he served on. He said that the City Council should only zone the property as Campus Industrial if they wanted to land bank it.

Mr. Fisher stated that they did not find it viable to move forward on a project if the property was zoned Campus Industrial. However, if the property was zoned Light Industrial they could move forward with breaking ground once they got the wetland permit issued.

Councilor Alexander found the information helpful. While he liked the people involved in the project and thought they had good character, he wished more people working on the property were living in Coburg.

Councilor Blaine asked for more information on the wetland permit. Mr. Fisher replied that they had 14 acres of the 107-acre wetland area. They were applying to fill those acres and buy for mitigation at a wetlands bank.

Jae Pudewell, a resident of Coburg, had lived in the area for over 13 years. He wanted them to keep in mind the economic benefits that could come with the property and the Light Industrial zoning. Mr. Pudewell understood the traffic concerns. Most of the already existing traffic was from the West side of town. This property would be on the East side of town.

Mayor Smith mentioned that they had received written testimony from Kristen Bartlet, Tom Bartlet, and Karen Coury. All those comments were available on the Coburg website for viewing.

Kevin Dwyer, a Coburg resident in the Diamond Ridge neighborhood, stated that traffic interference greatly affected their lives. He believed that having an additional green space on the property would benefit everyone. Mr. Dwyer was concerned with the condition of the bridge and the capacity that the on and off ramps provided. He did not find it beneficial to the community to have a company that could work under Light Industrial in the area.

Paul Burrell, a Coburg resident, shared that his property was next to the property in question. He was concerned that there had been no talk about including a buffer or green space on the South side of the lot (near his property). There had been conversations to include those near the RV park and Van Duyn. Mr. Burrell emphasized the need for the City to serve its citizens.

Tom Bartlet, a Coburg resident, opposed the annexation and rezoning. He agreed with the concerns that Councilor Fox had voiced about light pollution. There would also be an increase in traffic and noise. Mr. Bartlet had already noticed that Coburg had become noisier in recent years.

Andrew Hays, a former resident of Coburg and current resident of the Diamond Ridge neighborhood, thanked the City Council and Planning Commission for all their work. He did not think that a Light Industrial zone should be built next to a residentially zoned area. There was a

property north of Van Duyn that was better suited for Light Industrial that he advised they look into. Mr. Hays advised that they zone the property under consideration as Campus Industrial. He understood that it might take longer to build on that land but thought it would be in the best interest of Coburg residents.

Mr. Fisher understood the concerns that those who gave testimony had surrounding traffic. He said that the property would be developed in stages and more traffic studies would be conducted. Mr. Fisher showed a map of the property and explained that there would be a grouping of trees between any construction and the neighborhood Mr. Burrell lived in. The buffer zone would be bigger than anything done for the RV park.

Mayor Smith closed the public hearing at 8:49 p.m.

9. Council Comments

Councilor Blaine thanked everyone who gave testimony. As a resident, he understood the concerns that everyone had. Councilor Blaine stated that adding a tax to the Industrial zones in the area would help alleviate some taxes on the community. While he sympathized with the residents of the Diamond Ridge neighborhood, they did not have to foot the bill. The City had to worry about their revenues and building on that property could help. Overall, Councilor Blaine believed that building on that property would benefit the City of Coburg.

Mayor Smith shared that he originally got involved with the Planning Commission because he wanted to stop Coburg from growing. He liked Coburg how it was. After getting involved with the Planning Commission he learned that the State law required the City plan for growth. It was not possible for them to stop growth. Mayor Smith believed that the City Council and the Planning Commission would make the right decision.

Councilor Fox said that the testimony given today echoed what he had heard from other people in the community. He believed that there would be benefit from a development. He would continue to advocate against light pollution. He brought up the Dark Sky ordinance which some smaller cities incorporated. Mayor Smith urged him to move forward with adopting such an ordinance for Coburg.

Mayor Smith said that the interchange in Coburg was near the top of the list for funding at the State level.

Councilor Bell echoed what her fellow Councilors had said. These decisions were not easy to make but they had to plan for growth. If they did not move forward, then they would fall behind.

10. Upcoming Agenda Items

Second Reading of Ordinance A-200-J

11. Future Meetings

March 8 – City Council

12. Adjournment

Mayor Smith adjourned the special meeting at 9:07 p.m.
(Minutes recorded by Lydia Dysart)

APPROVED by the City Council of the City of Coburg on this __ day of _____2022.

Ray Smith, Mayor of Coburg

ATTEST:

Sammy L. Egbert, City Recorder

DRAFT