



Planning Commission & Code Review Committee Joint

Joint Work Session

March 17, 2022 at 6:00 p.m.

Coburg City Hall

91136 N. Willamette St.

Hybrid Meeting

COMMISSIONERS PRESENT: Marissa Doyle.

COMMISSIONERS ABSENT: Paul Thompson, William Wood, Jonathon Derby, Seth Clark, John Marshall

CODE REVIEW COMMITTEE PRESENT: Jerry Behney, Cathy Engebretson, Marissa Doyle

CODE REVIEW COMMITTEE ABSENT: John Fox, Patty McConnell, Paul Thompson, Alan Wells,

STAFF PRESENT: Anne Heath, Megan Winner

GUEST PRESENT: Planners Zoe Anton & Adyna Sarasmita, Principal Mark Gilham, Urban Collaborative LLC; Councilor Bell, Planning Commission Liaison

No quorum of the Planning Commission or the Code Review Ad-Hoc Committee.

No decisions were made at this meeting. This is a summary of the meeting and will be filed with the Planning Commission and the Code Review Ad-Hoc Committee for information only.

1. DEVELOPMENT CODE REVIEW

Zoe Anton of Urban Collaborative LLC. stated that everyone would receive the draft regulating plan of the form base code for the Central Business District document that was being shared during the presentation. They would have until **March 25, 2022** to review and send any questions or revisions that they would like to discuss or see implemented. Ms. Anton pointed out that they did not wish to change the purpose of the Central Business District, only to enhance the downtown and historical area of the community. She discussed the purpose and applicability of the regulating plan, which designated parcel typology.

Anne Heath, City Administrator inquired of the property directly behind City Hall and wondered if it could be used for some form of cottage cluster housing. Zoe Anton, lead for Urban Collaborative LCC., referred to the handout of the building code options and stated that the Downtown Core parcel and the Downtown Flex parcel types included plans for that. Ms. Zoe explained the plans in greater detail.

Nancy Bell, Council Liaison to Planning Commission raised concern for elderly housing. She felt that housing options to age in place are in need for the elderly members of the community to be able to stay in Coburg, being provided with easy walking access to downtown shopping areas. Zoe Anton, Urban Collaborative LLC., replied that the form based code allows for various housing developments to be available for both the aging and the young who wished to remain in Coburg, but the buildings would be required to be two stories, so perhaps younger people would be interested in the upper story options.

The following topics of discussion were as follows:

- Ms. Anton posed the question to the committee as to whether they preferred flat or pitched roofs. Ms. Engebretson stated that they would like to see flat roofs continued in the downtown historical area and slow pitch roofs used in the downtown neighborhoods. Ms. Anton noted that the existing building codes for roof pitch and style was too broad and needed greater clarification. The group agreed the roof pitch requirement should be a specific range.
- Within Coburg's Architecturally Controlled Area, each shopfront would be responsible for implementing a minimum of two pedestrian amenities listed in the options handout.
- Sustainable landscape standards for downtown Coburg included use of biofiltration stormwater management including integration of sustainable stormwater management known as Low Impact Development (LID). Implementation of these would be the responsibility of the applicant and/or developer.
- The downtown business area promoted and integrated sustainability into their landscape and parking lot designs. Plans included pervious pavements which help to filter and infiltrate water into the ground instead of running off site into storm drains.
- Rain gardens collect and hold stormwater runoff, allowing pollutants to settle and filter out as water infiltrates into the ground. This plan was incorporated into the city's existing gardens. The option plans featured rain gardens, grassed swale and vegetative swale as visual enhancements, but more importantly as an aid in drainage and landscape sustainability.
- Jerry Behney inquired of Parking lot designs, maintenance responsibility, and maintenance regulations. He asked who would be responsible for maintenance and how that would be regulated. Ms. Anton replied that the property owner was responsible for maintenance, and she imagined that it would be regulated on a complaint basis, then reported to the city for code violations which could result in a fine to the owner.

- Ms. Heath stated that if the Ad-Hoc Code Review Committee wished to continue reviewing different sections of the Development Code, that a request to continue working as an ad-hoc committee would need to come before City Council. The Central Business District has been addressed, and if the Committee wants to look at other sections of the Code such as subdivisions, they would need to request to continue working.

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Sammy Egbert, City Recorder