



MINUTES

Code Review

Ad-Hoc Committee

June 17, 2021 5:30 P.M.

Coburg City Hall

91136 N Willamette Street

COMMITTEE MEMBERS PRESENT: Patty McConnell, City Councilor; John Fox, City Councilor; Alan Wells, Business Owner; Cathy Engebretson, Citizen At-Large.

COMMITTEE MEMBERS ABSENT: Paul Thompson, Planning Commission Chair; Marissa Doyle, Planning Commissioner; Jerry Behney, Citizen-At-Large.

STAFF PRESENT: Megan Winner, Planning and Economic Development Assistant Anne Heath, City Administrator

RECORDED BY: Jayson Hayden, Lane Council of Governments (LCOG).

1. CALL TO ORDER

Councilor Fox called the meeting to order at 5:37 P.M.

2. ROLL CALL

Ms. Winner took roll and a quorum was present.

3. MINUTES FOR APPROVAL – May 6, 2021 & May 20, 2021

Ms. Winner asked if the Committee had a chance to review the minutes from the packets and Councilor Fox asked if there were any concerns.

Ms. Engebretson mentioned the first page of the May 6th minutes, under the first paragraph of Committee Business she noted that it was actually Ms. Heath who had answered why Cottage Grove had been chosen. She also wished to strike “tunneling downtown” from the third paragraph as it was likely misheard. The committee agreed the word “tunneling” is to be replaced with “planning”.

MOTION: Councilor McConnell moved, Ms. Engebretson seconded a motion to approve the minutes as amended. Motion passed unanimously.

4. COMMITTEE BUSINESS

Councilor McConnell asked about formula businesses that were granted conditional use and Ms. Engebretson suggested that if someone wanted a formula business in the central business district that they could apply for a conditional use and not just be permitted outright. She said they might be willing to allow formula businesses but only through conditional use and after going through a design review process of some kind. Ms. Engebretson outlined some prohibited uses including specifying that a store with a certain percentage of food sales must be either a grocery or a restaurant and not just a convenient store, except Dari Mart which had been grandfathered in. She explained that a formula grocery store could apply to be downtown under conditional use, but a convenience store without a full produce section would not be allowed.

Councilor Fox asked if a business were grandfathered in, what kind of major renovation would need a design review? Ms. Engebretson believed that the definition of what constituted a major renovation was already in the code. Ms. Heath added that change-of-use triggered a major renovation.

Mr. Wells said that the site design/review process, land use review, or master plan development would have to be done regardless of whether it is a permitted or conditional use. Ms. Engebretson agreed for formula businesses. Mr. Wells was under the impression that any business that applied for the downtown area had to go through the approval process and Ms. Engebretson confirmed. Mr. Wells thought that this was fair and Ms. Heath said anything else would make it look like they were picking and choosing favorites. Ms. Heath added that every parcel in the newly annexed industrial area would have to go through a master plan development process because of current code requirements. Ms. Engebretson thought it made sense that everyone in the central business district go through the approval process as it was a small district and they wanted to make sure businesses fit in well. Mr. Wells stressed the need for a clear approval path for developers in order to remain fair.

Councilor Fox asked how this could be implemented and Ms. Engebretson explained that this was not typically put into development code but suggested having another Main Street project or a beautification process. Ms. Heath suggested offering matching grants to incentivize things like putting up pedestrian awnings.

Mr. Wells noted that the town of Amity looked terrible due to the formulaic businesses.

Councilor Fox indicated the included images (new Coburg Inn and Mill St Square) and asked what a certain building feature was called, Mr. Wells answered that it was a parapet.

Ms. Heath shared that she had met with a property owner to discuss cottage cluster type housing, and he was receptive to that. She added that she shared the Coburg community buildout scenarios with him. Ms. Heath wanted to see some kind of housing industry downtown that did not promote driving every day, maybe even having some houses without

|

driveways. Mr. Wells commended the housing in Newport which had done this and Councilor Fox noted the growing movement towards tiny houses.

Ms. Heath explained that if you didn't provide a way for residents to age in their community then you lose your history and storytellers and she wished for a way to accommodate these people. Councilor Fox agreed and noted the bicycle in the City logo was a good example of this. He added the need to consider aesthetically pleasing housing for low-income people. Ms. Engebretson thought they should require that subdivisions of a certain size have multi-family buildings and suggested code requirements to make them also look nice. Ms. Heath noted that state law had just passed requiring larger cities to rewrite their code to meet the demand for multi-family housing and suggested following this example as they would inevitably be required to do the same.

Ms. Engebretson added that one stipulation for city growth was a certain amount of residential density before being able to expand the urban growth boundary and Councilor Fox noted that Eugene had gotten in trouble for not doing this.

Councilor McConnell asked if there was any interest in transition homes for the elderly and Councilor Fox noted that they would require a large square footage. Ms. Heath agreed and thought that this was the future which would have to be considered.

Ms. Heath said she had met with the Mayor and engineers regarding how to get trucks off of Main Street and said they decided to do an independent study. She noted that much of the traffic coming through Main Street was not Coburg or even Lane County traffic, but commuter traffic from growing cities in Linn County. Councilor Fox said this was good because failing to study traffic patterns and anticipating growth would create a huge bottleneck.

Ms. Heath noted that trucks had been parking in the bike lane at Dari Mart, blocking the path and affecting visibility for cars pulling out. She said it wasn't just about the amount of traffic but about unsafe traffic. Ms. Winner added that an engineer had explained to her that it wasn't a capacity issue, but the character of the traffic. She said they wanted traffic to be more local. Ms. Heath said one idea was to approach the county to take jurisdiction of Willamette Street, which would give the community the opportunity to manage how it was used.

Ms. Heath said that traffic backing up from school pickups could not be used as justification for an east-west connector because that is common as nearly every school in the country has the same problem. Ms. Engebretson responded that there was no other route to take around the school traffic, which wasn't the case for most other schools. Councilor McConnell was glad these conversations were taking place. Ms. Heath explained that according to the City Engineer, a different rationale for an east-west connector was needed.

Mr. Wells mentioned traffic cutting through the park and Ms. Heath said they had a solution for that.

Ms. Heath thought that this was all related because if they moved to form-based code then transportation would be considered part of that. If there was an update to the transportation plan she said they would look at all of the streets downtown including parking. Councilor McConnell asked about all street facing facades needing to include weather protection for pedestrians. Councilor Fox noted a business in Eugene with an indent which did not compliment the four-story wall there and wished to avoid something like that.

Ms. Engebretson said that if the master plan development track was used then the underlying development code technically did not need to be followed, and she thought this should be changed. She said the Planning Commission when going through the process with an applicant should still look to the development code for guidance on what they should be requiring. Councilor Fox asked how to get around that and Ms. Heath said she thought that the light industrial properties still had to follow code requirements and not getting around it.

Ms. Engebretson thought that the master development path gave leeway to both parties which let the developer ignore some of the code and the Planning Commission to allow that. She said this only worked when there was a Planning Commission that understood the process. Councilor Fox suggested this be a question for the lawyer. He said he wanted something that would last without having to tweak too much.

Ms. Winner shared that the Planning Commission had a vacancy and asked the group to spread the word.

Councilor Fox promised to update the whereas documents so they could review the verbiage.

Ms. Heath asked to clarify how far the group wanted to take this work and the timing. She asked if the downtown corridor would be taken on and then they would move to subdivision. Councilor Fox said the goal was to get downtown done by August.

Ms. Engebretson said she wanted to touch on suggestions made for subdivisions sooner rather than later. Councilor McConnell suggested looking at the highlights of those portions to save time and Ms. Engebretson said they already had a list of suggestions to discuss.

5. ADJOURNMENT

Hearing no further discussion, Councilor Fox adjourned the meeting at 6:48 P.M.

|

APPROVED by the Development Code Review Ad-Hoc Committee of Coburg this ____ day of xx
2021.

Chair, John Fox

ATTEST:

Sammy L. Egbert, City Recorder

DRAFT