



Code Review Ad-Hoc Committee

Virtual Meeting via Zoom

March 11, 2021 – 5 P.M.

Coburg City Hall

91136 North Willamette St.

COMMITTEE MEMBERS PRESENT: Patty McConnell, City Councilor; John Fox, City Councilor; Paul Thompson, Planning Commission Chair; Marissa Doyle, Planning Commissioner; Cathy Engebretson, Citizen At-large; Jerry Behney, Citizen At-large

COMMITTEE MEMBERS ABSENT: Alan Wells, Business Owner

STAFF PRESENT: Anne Heath, City Administrator; Megan Winner, Planning and Economic Development; Ray Smith, Mayor

RECORDED BY: Jack Moran, LCOG

CALL TO ORDER

Chair Fox called the meeting of the Coburg Development Code Review Ad-Hoc Committee to order at 7 p.m.

ROLL CALL

Chair Fox took roll.

APPROVAL OF MINUTES

Ms. Engebretson moved, seconded by Ms. McConnell, to APPROVE THE FEB. 24, 2021 MEETING MINUTES. The motion passed unanimously.

IDENTIFY CODE TOPICS FOR REVIEW - Settings 1 through 4

Chair Fox introduced the topic, which related to the build-out scenario report. He expressed appreciation for the report presentation that the committee had received, but said he had questions about each setting being presented with different "existing conditions."

Mayor Smith said the differences occurred because some settings had structures while others did not. Following additional discussion, Chair Fox said he would have liked to have seen more consistency in the presentation.

In regard to Setting 1, Ms. Doyle spoke about how some have misinterpreted the word “character” in a zoning code as being something that refers to people rather than as an aspect of architectural design. She noted the property is in a historic overlay area, and said the city would need to address the mix of housing it wants in Coburg.

Mayor Smith asked Ms. Doyle to cite specific code sections that need attention during the committee’s review.

Ms. McConnell suggested “architectural character” could easily replace “character” within the code, to clarify the term.

Ms. Engebretson then suggested committee members first list individual concerns and avoid immediately discussing them, in the interest of efficiency.

Ms. Doyle provided additional information regarding historic overlays and said the group would need to decide how detailed or restrictive it should be with its design guidelines.

Mayor Smith agreed the historic design section should be reviewed, particularly in Coburg’s commercial area. Additional discussion followed.

Chair Fox asked the group if they had additional concerns. Ms. Engebretson pointed out in the interest of clarification that the buildout scenarios included photographs of development aspects that are not currently allowed under the current code.

Ms. McConnell commented the committee had a huge job to do, and asked how the group should go about prioritizing its work.

Mayor Smith agreed the committee had a big job and said he believes the primary issue related to addressing community expectations regarding building aesthetics. He also expressed interest in setting a potential “Coburg standard” for developers to address, rather than using a national or engineering standard.

Ms. Engebretson said one task the group could easily complete dealt with correcting a clerical error that inserted a section of the partition code into the subdivision section of the code. That change would help in regard to traffic concerns, she said.

Mr. Behney commented on the issue of having county maintained roads in Coburg, and how to address that. Mayor Smith reiterated the importance of setting its own standard, and said Coburg in the past has not been able to hold developers responsible for traffic issues related to developments.

Additional discussion followed in regard to Coburg drive-through businesses on Main Street. Food and beverage drive-throughs are prohibited, Ms. Engebretson said.

Chair Fox critiqued the report’s residential-parking calculations, which he said appeared unworkable in a city without mass transit.

Ms. Engebretson suggested the group also review the city’s Transportation System Plan, and commented it could be beneficial to know where community members wanted new streets.

DRAFT

Mayor Smith said the city is working to update the TSP, which he said had been tightly woven with the city's Urban Growth Boundary plan. The City Council would soon receive a presentation on the issue, he said.

Mr. Thompson, in response to comments on developers' responsibility to address transportation impacts, mentioned the group might consider how developers already pay system-development charges to address those impacts.

Ms. McConnell spoke about the residential areas addressed in the report, and said she felt it was very important to look at affordability and lot sizes. Coburg is a city that provides a broad range of homes, she said. Other group members agreed. Mayor Smith mentioned the public had been resistant to approving smaller lots.

Mayor Smith also brought up the issue of Coburg allowing metal-clad buildings in residential areas, and hoped that would be reviewed in consideration of historic-character issues. The group then discussed the merits of metal-clad and metal-roofed homes, and how they fit into neighborhoods.

The group then further discussed the importance of Coburg offering a mix of housing types. Ms. Engebretson said people can be leery of multifamily housing, but that she felt the city should have it as part of its mix. Mayor Smith suggested better informing the public about the different types of housing that fits in Coburg.

Mr. Behney then discussed Setting 2 in Scenario 2 of the report, which involved a vacant property on Pearl Street. He said he felt development there should both blend in with the existing neighborhood but also provide a "statement" as people enter the downtown core. Discussion followed.

Ms. McConnell spoke about cottages, and how they could serve as homes for the older population as the city considers smaller and more-affordable lots. Mayor Smith said the city could set flexible standards for smaller homes.

Ms. Doyle said the current code addresses cottage requirements. She added it can be difficult to get developers to build cottages without government incentives. Mayor Smith agreed that was an issue.

Ms. Engebretson said she felt the group should address landscaping standards in parking lots in the central business district. Chair Fox agreed that was important.

Committee members then discussed the importance of adding parking requirements to their list, as well. Mayor Smith said parking was a longstanding issue.

The committee discussed its next steps. Mayor Smith requested the group connect specific sections of the development code to issues with settings presented in the report. He added that the committee's job was to recommend specific changes to the code.

FUTURE MEETINGS/DATES TO REMEMBER

- Next Code Review Ad-Hoc Committee Meeting - The next meeting was scheduled for 5 p.m., Thursday, March 25

ADJOURNMENT

Chair Fox adjourned the meeting at 6:21 p.m.

APPROVED by the Code Review Ad-Hoc Committee of Coburg this 8th day of 2021.

Chair, John Fox

ATTEST:

Sammy L. Egbert, City Recorder