



Coburg Development Code Review Ad-Hoc Committee

Virtual Meeting via Zoom

May 6, 2021 – 5:30 P.M.

Coburg City Hall

91136 North Willamette St.

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

COMMITTEE MEMBERS ABSENT: Business Owner; Alan Wells, Planning Commissioner; Paul Thompson

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

RECORDED BY: Jayson Hayden, LCOG

CALL TO ORDER

Ms. McConnell started the meeting of the Coburg Development Code Review Ad-Hoc Committee at 5:37 p.m.

ROLL CALL

Ms. Winner took roll.

MINUTES FOR APPROVAL

Ms. McConnel moved to approve the minutes as presented, Ms. Engebretson seconded.

Motion passed unanimously.

COMMITTEE BUSINESS

Chair Fox recapped the last meeting including design of boardwalks and the Lomsky building. Ms. McConnell asked how to move forward with these codebook changes, Chair Fox suggested adding illustrations to make codes more understandable. Ms. Heath inquired if codes from other cities would be examined and Ms. Winner responded that code from Independence, Cottage Grove, Albany, Corvallis, and Calistoga, CA would be examined. Chair Fox asked why Cottage Grove had been chosen and Ms. Engebretson responded that Cottage Grove had not changed

much since she had been a child. Ms. Winner outlined her process for choosing which codes to review.

Chair Fox asked to clarify parking and landscaping features. Ms. Heath wished to clarify the code regarding livestock and setbacks in historic residential areas. She noted that setbacks sometimes made it difficult to add onto a house. She also mentioned that in the past metal buildings were not allowed in residential areas.

Chair Fox explained that tunneling would take place downtown and in the business district first, before moving to the commercial and residential areas. Ms. Heath suggested bringing any recommendations back to the committee for review after they were written up professionally. Ms. Engebretson hoped the committee would be able to come up with recommendations for the downtown area. Ms. Heath suggested that recommendations and notes be sent to Ms. Winner between meetings.

Ms. Engebretson shared examples from other cities' codes regarding types of architectural details required. Chair Fox asked about a type of awning used by the Coburg Inn. In response to inquiry, Ms. Doyle explained what pediments and inset windows were. Ms. McConnell suggested giving the planners specific examples of codes from other cities to implement. Ms. Heath proposed sending Ms. Winner to take photos of the desired features. Ms. Doyle asked which article of the Albany development code was being considered.

Chair Fox inquired about rules for setbacks from the street and Ms. Engebretson explained that there was a maximum of a 15-foot setback. Ms. Doyle explained that the buildings in the commercial district should be as close together as possible to have more room for landscaping and other features in the setbacks. In response to inquiry from Chair Fox, Ms. Doyle outlined the verbiage required for a setback code. She also described the setbacks and right of way at the new Coburg Inn.

Chair Fox noted that any development downtown would require some sort of storm drain code. Ms. Doyle suggested looking at existing storm drainage structures as examples to avoid. Ms. Heath reminded the committee that some desired features are not specified in code as the needs varied in each case. Ms. Winner suggested consulting engineers and public works to come up with more aesthetically pleasing features. Chair Fox was cautious about not having a minimum standard for stormwater features. Ms. McConnell agreed and suggested adding verbiage to allow engineers to decide which specific feature is best in each example. Mr. Behney reminded the committee that maintenance of these features would be up to the property owner or public works.

Ms. Engebretson suggested adding a maximum of a 20-foot setback if there are pedestrian amenities. Ms. Doyle added that a minimum standard should also be set. She also explained how existing historical features and the Covid pandemic requirements can also conflict with setback plans. The committee discussed how major historic events can change building code.

In response to inquiry, Ms. Winner and Ms. Doyle outlined a point system for choosing which amenities to implement depending on the size of the building. Ms. Doyle shared a portion of the new Albany building code describing the point values for various amenities.

Chair Fox asked if there were any other concerns from the committee. Hearing none, he thanked Ms. Engebretson and Ms. Doyle for sharing their presentations. He asked for the committee to bring any notes to Ms. Winner before the next meeting.

FUTURE MEETINGS/DATES TO REMEMBER

- Next Development Code Review Ad-Hoc Committee Meeting - The next meeting was scheduled for 5:30 p.m., Thursday, May 20th.

ADJOURNMENT

Chair Fox adjourned the meeting at 6:55 p.m.

APPROVED by the Development Code Review Ad-Hoc Committee of Coburg this 20th day of May 2021.

Chair, John Fox

ATTEST:

Sammy L. Egbert, City Recorder