

NAME OF MEETING: Code Review Ad-Hoc Committee

DATE OF MEETING: April 22, 2021

TO: Sammy Egbert

RECORDED BY: Lydia Dysart

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ROUTING INFORMATION

(05/06/2021 lld)
(Date and initials)



**Code Review
Ad-Hoc Committee**
April 22, 2021 5:30 p.m.
Coburg City Hall
91136 N Willamette St.

MEMBERS PRESENT: John Fox, Patty McConnell, City Councilors; Marissa Doyle, Planning Commission; Alan Wells, Business Owner; Cathy Engebretson, Jerry Behney, Citizens At-large.

MEMBERS ASBENT: Paul Thompson.

STAFF: Megan Winner, Planning and Economic Planning Assistant; Anne Heath, City Administrator.

1. Call Meeting to Order

Councilor Fox opened the meeting of the Code Review Ad-Hoc Committee at 5:41 p.m.

2. Roll Call

Ms. Winner called roll and a quorum was present.

3. Identify Topics for Review

- Code Specific
- Other Items to Add to the Workplan

Councilor Fox reminded everyone that their emails had to be public, and all meetings had to be announced to be transparent.

Councilor Fox said that if they wanted to be done by August they should probably focus on the downtown area. Taking on everything while learning was too much for them to take on in that time. Mr. Wells pointed out that it was likely for more residential developments to be built on then parts of downtown. When the Wiechert subdivision was presented, everyone was caught off guard and they needed to make changes to stop those types of surprises. For that reason, he thought they should focus on residential and get it done fast. Councilor McConnell asked if changes they made would affect the subdivision since it was already approved. Ms. Heath replied that it would not, but it could affect what they do with the second part of the subdivision.

Commissioner Doyle stated that they were charged with redoing the whole Development Code and if they just redid parts of it, they would just have to keep coming back to make more changes.

Ms. Heath noted that one reason the Committee was created was to look at the build-out scenarios. A lot of responses to the scenarios dealt with parking and traffic, which was a big issue with the Wiechert subdivision. She said that their decision on what to focus on should include the feedback received from the build-out. Ms. Engebretson thought they could find a few issues to focus on with no issue. It could be a mix of small easy fixes and bigger issues. Ms. Heath emphasized that the City Council did not expect

this Committee to go through the whole Development Code, but just make amendments in accordance with the build-out scenario feedback.

Mr. Wells questioned how they could not allow some business, like Dollar Tree, without showing biased. Commissioner Doyle brought up that there was Development Code that had written the type of businesses allowed and the size. Ms. Engebretson thought that stores like Dollar Tree were dangerous to a community because they offered unhealthy options. Mr. Wells brought up that Corvallis had code which allowed the citizens to vote on what businesses could build in the area. Councilor Fox thought that was too far. Mr. Wells agreed, but what could they do to keep stores like Dollar Tree out. Ms. Engebretson replied that they could limit the types of businesses in certain zones.

Ms. Heath questioned if they were just against those business in the downtown area and if they would approve of them on the other side of the highway. Councilor McConnell said that as a community they had a right to say how they envisioned the City. Commissioner Doyle mentioned an article that talked about how Calistoga had their town reflective of the history of the community was important. Everyone liked that language. Councilor Fox noted that he, and everyone else, wanted Coburg to look and feel like Coburg.

Ms. Engebretson mentioned that some codes have locational standards. For example, gas stations had to be a certain distance away from each other. They could also limit what kind of grocery stores were available in certain zones by stating that they had to have fresh produce.

Councilor McConnell asked if their recommendation for code changes would go to the Planning Commission or City Council. Ms. Heath replied that since the Committee made changes to the code it would go to the Planning department and Legal department, who would make the changes. They would also need to allow a few times for the public to comment on changes. Then the Planning Commission would approve it. She was unsure if it had to be adopted by the City Council before it went to the State. If they had changes done by the Summer they probably would not be adopted until the Fall. Ms. Heath thought it was better to have the code done well instead of fast. The Committee needed to write out clearly what points they wanted changed and then it could move forward.

Commissioner Doyle thought that having more space for outdoor seating would be great, even after the pandemic. She mentioned Plank Town's layout in Springfield and how it created a good environmental feel. Everyone agreed that they wanted to encourage that type of development.

MOTION: Councilor McConnell moved, seconded by Mr. Wells, to state that moving forward the Code Review Ad-Hoc Committee would focus on the C1 District (downtown central business district) and subdivision sections of the Development Code to incorporate design standards such as Lomski Building and Coburg Inn and in addition consider points made in opposition to the first Wiechert subdivision application. The motion passed unanimously.

Councilor Fox was glad they focused on certain areas since looking at the whole code could be very overwhelming. Ms. Engebretson thought that in the next few meetings they could start looking at more specifics. Having photos and illustrations as reference would be helpful going forward.

Ms. Heath thought that they should pick an area to focus on for each meeting so they could be prepared and focused. Ms. Engebretson thought next meeting should be about the central business district.

4. Future Meetings | Dates to Remember

Next Code Review Ad-Hoc Committee Meeting: May 6, 2021

Councilor Fox encouraged everyone to email Ms. Winner if they had ideas for the next meeting agenda.

5. Adjournment

Councilor Fox adjourned the meeting at 6:47 p.m.

(Minutes recorded by Lydia Dysart)

APPROVED by the Code Review Ad-Hoc Committee on this 6th day of May 2021.

ATTEST:

Sammy L. Egbert, City Recorder

John Fox, Chair of Ad-Hoc Committee