

Written Testimony received August 19, 2020 – Attached

Jim & Molly Hansbrough	Support
Peter Chapin	Support
Christopher Ulm	Opposition
Ray Kopk???	Support
Unknown	Support
Coz ???	Support
Park Tree Committee	Opposition

Jim and Molly Hansbrough
91193 N. Harrison Street
PO Box 8398
Coburg, OR 97408

August 19, 2020

Received by
City of Coburg

City of Coburg
PO Box 8316
Coburg, OR 97408

AUG 19 2020

To the Coburg City Council,

This letter is in response to the appeal given to you on July 27th contesting the approval of the Planning Commission of the Wiechert Subdivision. We live on the SE corner of N Harrison and E. Van Duyn. We were shocked to read in the appeal that the private property that we share with our neighbors on the dead end of E. Van Duyn was suggested as a solution to the access problems of the subdivision. E. Van Duyn has never been a through street and appears on no maps as a through street, including the 2030 Future Transportation plan. We purchased that property from Southern Pacific decades ago as did 3 other families who have property on E Van Duyn and Macy which we have been using and paying property taxes on for years.

Our opinion is that staff addressed the questions raised by the appellants to the City council and that the applicant has agreed to many of their suggestions. We concur with the staff's recommendation that, when widened, Coleman and Skinner as already existing streets are sufficient to serve the subdivision. This was clearly documented and reaffirmed in the applicant's transportation impact analysis.

To reiterate, we agree with staff that our private property should not be considered for access for this subdivision. It is not a right of way. It has never been a right of way. It is not a planned future street in the TSP Street Classification and Future Street Plan.

Thank you,

Jim and Molly Hansbrough

Licensed
Bonded
Insured

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City of Coburg
AUG 19 2020



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CCB# 191104
customplumbing@live.com

August 19, 2020

To: The City of Coburg Planning Commission

I would like to submit my support for the 46 lot subdivision that Wiechert Custom Homes, Inc. is proposing to build. Application # SUB-01-20

I have lived in the local Eugene / Springfield area for the past 42 years. For all of those years I have been in the plumbing business focusing on residential new construction. Over the years my company has employed from 6 to 18 employee's. Building houses supports the economy in so many ways. Not just for the local businesses directly involved with the building and installing of products but it also creates jobs for the manufacturing of raw material needed to build the houses. From the ground work, concrete, framing materials, plumbing, electrical, HVAC, roofing, insulation, sheetrock, painting, floor coverings, cabinets, counter tops, and appliances. Many of those products are locally manufactured. Even for those that are not manufactured locally, those products are shipped in, stocked in a local place of business, and shipped out to the job site. All of this creating jobs. You have permits, inspections, and recording that keep City and County employees working. If you follow down the line of jobs created to go from raw materials to the finish product in a house, it creates and supports many, many jobs. Especially at this time, jobs are needed and necessary to keep our economy going.

There is also the side of increased revenue for the City and the local businesses not only while the construction is in progress but also when the houses are completed and the new residence continue to support the City and local businesses with taxes and the normal daily living. There is also a high demand and need for housing. This seems to be the perfect win / win situation.

Sincerely,

Peter Chapin

August 19, 2020

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To Whom it May Concern:

I'm writing this letter as I am concerned about our street being opened to allow for traffic for the new subdivision that will go into the field east of us. I have resided at 91205 N. Harrison St. with my wife, two daughters, and elderly mother in law since March 2019. My family has owned this house for over 70 years.

I was born and raised in Coburg and my family has lived here since the thirties. I became a police officer in Coburg in 1995 for several years, until I left for another agency. I am currently a Corporal for the City of Coquille Police Department, as I like working in a small town. All of my family has either donated their time to the police department and fire department since the fifties. With my experience with law enforcement and firefighting, I know the impact that traffic will have on a small community in a neighborhood that has many small children present.

Our street does not have enough room for safe travel for a few hundred more vehicles daily. As it stands now, my wife and I sit in our living room and watch 95% of vehicles blow through the three way intersection at the corner of N. Harrison and East Van Duyne without even slowing down. A majority of these vehicles don't even live in our neighborhood, they are trying to avoid Main Street. We have had multiple near misses between vehicles and pedestrians. If the street is widened and opened to the new subdivision, it will be the most natural course of travel between that subdivision, the Coburg Market/Post Office and Main Street heading both towards Eugene, I-5, and Harrisburg.

In conclusion, my family and neighbors are extremely concerned with the negative safety and community impact opening our street will cause. While we support our town growing and the positive effect it will have for our community and businesses, we feel there is a better option to open other streets.

You can contact me directly at: 541-510-4669 or copwantsadonut@gmail.com.

Sincerely,



Christopher Ulm

August 17th, 2020

Received by
City of Coburg

AUG 19 2020

City of Coburg Planning Commission;

I would like to voice my support of the new 46 lot subdivision being planned by Wiechert Custom Homes. The extreme shortage of available homes here makes this a very good chance for us to increase the city's revenue. I also like the fact that the subdivision will be tucked in behind the existing homes so it will not alter the feel of our town. Coburg is a very desirable location for new home buyers and this subdivision creates the opportunity they need to live here.

Please keep the project moving forward.

Ray Kopke Jr

8-19-20

Planning Commission, City of Coburg Oregon

I am in support of the new subdivision that Weichert Custom Homes plan to 'build out' in the City of Coburg, Oregon. From past projects, Weichert Homes has proven to be affordable, well built, sustainable, aesthetically pleasing, and escalates in value, year after year.

In the current economic environment, the Weichert Subdivision provides the City of Coburg a path forward, thru increased tax revenue, and additional economic activity, to meet or exceed the City's fundamental test of maintaining and building upon the City of Coburg's infrastructure and public safety.

Please allow the Weichert Subdivision to proceed.

T. Ahl

Received by
City of Coburg

AUG 19 2020

8-10-20

Coburg City Planning Commission

To Whom It May Concern:

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AUG 19 2020

I am writing this letter in support of the purposed, to be developed by Bruce Wiechert, subdivision. As a product supplier for homes built by Bruce Wiechert, I can confirm that the homes he constructs are well built, visually pleasing, using all local trades, fast selling and then are well maintained by the purchaser. His subdivision well enhance the Coburg City tax revenue and will also help increase local business activity during and after the construction period. During this tough economic period, the Wiechart subdivision well be a win, win, for the city of Coburg and the merchants of Coburg.

Thank you very much for your consideration

Cory Hatfield

August 19, 2020 Written Testimony – Coburg Park and Tree Committee

City Council,

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City of Coburg
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- Please refer to the June 10, 2020 Staff Report Pg. 25, item 19.
- The finding by staff stated the 4 separate parcels exceeded the required amount of open space.
- This does NOT meet the criteria for suitable park and open space use, as a large portion is to meet the storm water control standards.
- Finding by planning is that 41,345 sq. ft. exceeds the criteria for open space. This does NOT meet the criteria for **recreational use**. 6% of 471,754 sq. ft. is about 28, 305 sq. ft. that should be recreational. There appears to be only 12,879 sq. ft. of usable space. Parcels C and B are clearly labeled as bio swale. Storm water space is a completely separate requirement and should not be considered recreational.
- At the June 17th planning commission hearing, the commission mandated the developer provide more usable open space. The developer chose to provide a 1% land acquisition fee in addition to Tract D. We believe this was because the density requirement required additional lots be added for residency, which took away the option to provide the full 6%.

Due to the appeal, The Parks and Tree Committee discussed options for open space during the Committees Meeting on August 18, 2020. The committee is once again recommending the developer set aside 6% of the land in **one parcel**, to be used for usable recreational space. Members of the committee expressed a concern that lack of open space has a negative effect long-term on the environment and livability of our city.

We appreciate the devloper's willingness to work with us, but feel strongly every effort should be made to meet the open space criteria.

Respectfully

Coburg Parks and Tree Committee