

Testimony that was received on August 20, 2020

Don Bar | Comfort Flow Hearing

Brigl Family

Midge Marguerite Hoffman

John Hoffmann

Frank & Tara Fetsko

James and Sandra Marr

James and Sandra Marr

Thomas Bartlett

Kristen Bartlett

Wells - I love Coburg FB Post

8.20.2020 Petition to Council

8.20.2020 Applicant Revised TIA

8.20.2020 Appellants Options

EGBERT Sammy

Received by
City of Coburg

AUG 20 2020

From: Don Bars <dbars@comfortflow.com>
Sent: Thursday, August 20, 2020 9:41 AM
To: EGBERT Sammy
Subject: Public Hearing regarding Wiechert Custom Homes, Inc - SUB-01-20

To whom it may concern,

I am composing this message in full support of allowing this subdivision to be approved and completed.

Personally:

As someone that has lived and worked in the Lane County community since 1987 and having been in construction for my entire adult life, I have seen many homes built in our area over the course of the last 33 years. Some of these houses are very good and some are on the other end of the spectrum. Some provide value to the area they were built in and some do NOT! It is my personal opinion that the Coburg community will be extremely happy with the value that these homes will provide to the area, not only with the beauty of the homes externally but with the value of the families that will be purchasing these homes. Wiechert Custom Homes built my family a home. It was built in an area with pre-existing homes and the existing neighbors were very happy with how Wiechert Custom Homes and their teams conducted their business with regards to "construction being a mess" but also with us, the family that purchased the home. We've made many friends. It is also a goal that when the time is correct for me, that Wiechert Custom Homes will build my retirement home.

Professionally:

I have worked with Wiechert Custom Home's for over 22 years and they are the type of people/business that you search hard to find. I am 100% certain that anyone on the planning commission or any of the neighbors that are opposing this development would LOVE to have them as a client/partner.

I believe that this alone is enough for anyone to see that Wiechert Custom Homes will be a great partner for them in the community, in all regards, current and in the future.

It's really an easy decision.

Appreciate your time!

Don Bars

Comfort Flow Heating

*****WARNING: This email has been sent from OUTSIDE the City of Coburg. Please proceed with caution*****

EGBERT Sammy

From: Joshua Brigl <joshuabrigl@gmail.com>
Sent: Thursday, August 20, 2020 10:29 AM
To: EGBERT Sammy
Subject: Special meeting

Received by
City of Coburg

AUG 20 2020

Hello,

We wont be able to attend the meeting, but i wanted to voice our families disapproval of the new developments entry. The idea of the new housing in general we approve of, but where its accessed from not well planned.

The Brigl Family
32884 E lincoln way

*****WARNING: This email has been sent from OUTSIDE the City of Coburg. Please proceed with caution*****

Midge Marguerite Hoffmann
91239 N. Harrison St./PO Box 8498
Coburg, OR 97408
August 20, 2020

Received by
City of Coburg

AUG 20 2020

City of Coburg City Council
PO Box 8316
Coburg, OR 97408

RE: Weichert Subdivision
Response to Appeal of July 27, 2020

My husband, John, and I have lived on the northeast corner of Macy and Harrison, in Coburg, for over 40 years. We raised our children here, have participated in City Government, Coburg School and community activities. I understand that city growth can be messy, and it is with a heavy heart that I respond to the sometimes personal and direct pressure, and misinformation, professed by the appellants in contesting the approval of the Weichert Subdivision.

The use of the existing streets Coleman and Skinner, when widened, are sufficient to serve the subdivision. This was clearly documented in the applicant's TIA. Also, "The wider street standards found in the development code apply to newly constructed streets, not to existing streets.." (*staff response*).

The property suggested for through streets - Macy and E. Van Duyn - includes sections of private property purchased by 4 families several decades ago from the Southern Pacific Railroad. We have all been improving and paying property taxes on it ever since.

As for concern for the traffic and kids playing in the park, North Harrison, Macy and Van Duyn ARE the playgrounds for the kids in our neighborhood. The park has open spaces and boundaries providing more visibility and safety.

I am writing to go on record as agreeing with the staff findings that address and/or refute each of the issues raised by the appellants. I also agree with the staff's recommended conditions.

The applicant has made efforts to comply with suggestions from the city.

It would be a poor precedent to our City's future development to allow a small group of citizens to overturn the Commissions decision at this point.

Thank you,

Midge Hoffmann

John B Hoffmann
91239 N. Harrison St./PO Box8498
Coburg, OR. 97408

City of Coburg City Council
PO Box 8316
Coburg, OR. 97408

Received by
City of Coburg
AUG 20 2020

RE: Weichert Subdivision
Response to Appeal of July 27,2020

My wife and I have lived at this address for 42 years. I, along with my wife, own TL 300. We purchased it from Southern Pacific decades ago. We have improved it over the years and have paid taxes on it for decades.

The purpose of this letter is to go on record as agreeing with the Planning Commission's original decision to approve the Sub- Division. Further, I agree with the Staff Review of the Appeal Issues raised by Appellants. I concur with the Staff's recommended conditions of approval and strongly urge the Council to reach the same conclusion as Staff.

Thank You,

John B Hoffmann

Received by
City of Coburg
AUG 20 2020

Wednesday, August 19, 2020

We are Frank and Tara Fetsko we bought the property at 91227 N Harrison 37 years ago. We were thrilled and filled with excitement to start our new family here in Coburg. We became entrenched in our life here when the Railroad company abandoned the property behind our house we were able to purchase it. We have lived here with much love and enjoyment.

The weekend of August 8th and 9th a man came to my door and stated he was from the "community coalition" and wanted to discuss our property and did I know they were going to put a road through Macy street to the new housing addition behind our house. I explained to the man that the City Planner had told us the road was not going through that street was to be a stub road. He proceeded to tell me that no it had to go through Macy and our part of road that was our property. He stated this would be a good neighbor gesture on our part if the traffic flow was share by us and that he would pay us \$22,000 for our property. I unequivocally told him we were not interested. He proceeded to insisted we should consider the other neighbors where the road would go through. Unaware we asked him which roads he explained Skinner and Coleman. I stated well those roads seem more logical as they were actual roads already available. He kept insisting Macy and Van Dyne needed to be the roads pushed through.

We did not know this man I did not appreciate his tack of approach he came in an overly friendly guy and then tried every tricked to get us to sell. We have looked at the proposed and approved Bruce Weishert Subdivision. We have no problem with the housing development and traffic setup as it stands.

Frank & Tara Fetsko

James and Sandra Marr
91188 N Coleman St
Coburg OR 97408
541-485-1801

Received by
City of Coburg
AUG 20 2020 1412

To: Coburg City Council

Date: August 20, 2020

Subject: Written Testimony re: SUB-01-20 and Appeal of Planning Commission Decision

We are submitting the following written comments as part of the public testimony in regard to the above Land Use Proposal:

We had previously submitted written comments for the June 17, 2020 Planning Commission Meeting as part of the public testimony in regard to Land Use Proposal SUB -01-20. Our comments are included under Meeting Information as Attachment J.

As a reminder, our comments had to do with our concerns that the proposed subdivision blocks access by bucket truck to approximately 300' to 400' of overhead electric, telephone, and cable lines for both outage restoration and line maintenance issues. In addition, Pacific Power representatives, at their site visit on March 24, had also expressed concern about a lack of access via bucket truck and said they would like an access of 15' or so.

Since we did not "attend" the June 17th meeting and could not find any minutes summarizing this meeting (other than the video which we did not watch) or see this issue addressed in the Staff Report, we contacted Jeff Kernan to find out if and how this issue was resolved. He did confirm that our testimony was received at the June 17th meeting but could not remember if or how it was resolved.

When we received notice of this upcoming appeal, we contacted Henry Hearley to see if he knew anything about the status of our issue with utility access. Since he was not involved at the time and had no knowledge of our specific issue, we forwarded our written comments (Attachment J) to him.

Our understanding from Mr Hearley's email is that he has contacted Pacific Power and requested another site visit for which a work order has been generated.

Again, we would like to ask for some type of easement, right-of-way, street, path, etc. so this utility infrastructure can be accessed by bucket truck for outage and maintenance issues.

It seems a relatively simple matter on lots of this size to allow for some type of access. If the developer had visited the site before drawing up the plat, it could

have been foreseen and planned for. If the developer or his representative has visited the site, then they should have noticed the detail of the utility infrastructure, and again, it could have been planned for.

James and Sandra Marr
91188 N Coleman St
Coburg OR 97408
541-485-1801

Received by
City of Coburg
AUG 20 2020

To: Coburg Planning Commission

Date: April 20, 2020

2020

RE: Notice of Land Use Proposal, SUB-01-20

We are submitting the following comments as part of the public testimony in regard to the above Land Use Proposal:

Comment 1:

We would like consideration given to locating a street, multi-use path, or right-of-way along the south edge of the future subdivision for the following reason: We own property on N. Coleman Street which is located on the south edge of the proposed subdivision. There are overhead electric powerlines, telephone lines, and cable lines that run east and west along this property line. These overhead lines run approximately 300' to 400' and the only access to these lines, which serve multiple homes and includes at least two transformers, is by way of the field via N. Coleman Street.

Our concern is that, as planned, the proposed subdivision will butt up against this property line and will effectively block access by bucket truck to all of the overhead lines. Access to these lines by bucket truck is important for both outage restoration and line maintenance such as tree trimming. Tree trimming, which is an essential part of outage prevention, would be virtually impossible in this area without the use of a bucket truck. Furthermore, in order to repair outages or perform routine line maintenance, Pacific Power will have to walk in to access their facilities through homeowner's backyards. (As an aside, if you look at an aerial photo of the area you will see our driveway parallels these powerlines and may appear to provide some access. Unfortunately, our asphalt driveway is not strong enough to support even small bucket trucks.)

On Tuesday, February 25th we spoke with Derrick Westover who works for Bruce Wiechert Custom Homes about this issue and of our concerns. He stated that access to utility infrastructure must be allowed but not necessarily for bucket trucks and that power companies can do what they need to do without trucks. While this may be true, it would make it much more difficult for them to restore power, causing longer outage times. Especially with having two transformers on these power poles, if these transformers blow and have to be replaced, the linemen will be required to carry these through the backyards of homeowners. Also, restoring downed powerlines is a much more difficult and longer process without the use of a bucket truck. Having worked for an electric utility for 27 years, I know that during outages these more difficult areas to get to are prioritized at a lower level possibly causing longer

outage times.

We have been in contact with Pacific Power, the utility that serves this area, and on March 24th they sent representatives to take a look at the situation. They too expressed concern about a lack of access via bucket truck and would like an access of 15' or so. While it appears that there may not be a formal easement in place, this infrastructure is likely covered by prescriptive rights because of its age (this infrastructure has been in place for over 30 years).

One of the Pacific Power representatives, Sachin (Field Operations Manager), said he would try to make contact with the developer to discuss this issue.

Mr. Westover further said that there are other areas of Coburg where access to powerlines serving individual homes does not come off a main street or an alley and therefore does not have access by bucket truck. We personally have not found this to be the case. After walking throughout most of Coburg, we found no other situation similar to this. Every home we saw had access to their powerlines either by a main road or an alley, serviceable by bucket trucks. In the south part of town for example, there are at least two alleys (running east and west) that provide access to individual home's powerlines. And in the northwest part of town, near E Locust and Willamette, another alley provides access to powerlines serving a row of houses north of the store.

We have never been concerned with this situation before now because when we built our home over 30 years ago, we were assured by the then head of Coburg Public works that when the adjacent property to our north got developed, a city street would be located along this property line. In any case, it is just common sense to provide access to utility infrastructure.

We are asking that consideration be given to including some type of easement, right-of-way, or possibly a street that is wide enough to allow a bucket truck to access these electric, phone, and cable lines. Locating a street and/or a multi-use path along the south edge of the future subdivision ensures continued, good access by bucket truck to this infrastructure.

Comment 2:

In regard to the open or green space which the city requests be included in new developments, we would like consideration given to some other options:

1. The possibility of using multi-use paths around the perimeter of the new subdivision. Our understanding is that the current plan for the open space is to locate a small park at the northeast corner of the subdivision. But open space in the newer "Hatfield" subdivision was achieved with the use of a multi-use path and there are many advantages to this:

- > Multi-use paths have a much broader appeal to more people than the proposed open space

> A multi-use path would provide more year-round use than the proposed open space
> Many people already use the field for walking and we have seen school children use this as a shortcut to get to school. This would provide a safer option for them.

We have noticed so many people using the new path near the "Hatfield" subdivision, as well as the new path near the Hayden subdivision. These provide a safe place for walkers, joggers, bikers, families with children, and people with pets. These are wonderful additions to any community because it gets people moving and contributes to a healthier, more active community.

2. The possibility of relocating the proposed open space from the northeast corner of the subdivision to the south end. That, in conjunction with even a short multi-use path, could provide better access to the powerlines located there.

In speaking with Mr Westover, he expressed concern that this could end up being an unsightly alley. But what we are proposing is not an alley (although we are sure many new homeowners would consider it an advantage to live next to an alley), but a multi-use path similar to many of the other wonderful paths here in Coburg.

Please consider the use of a street, multi-use path, relocation of the open space to the south end of the subdivision, or some combination of the three as this would not only fulfill the open space requirement in a way that would benefit many people in the community, year-round, but also provide essential access by bucket truck to the existing utility infrastructure located there.

copy: Bruce Wiechert

August 20, 2020

Received by
City of Coburg
AUG 20 2020

Dear Coburg City Council,

I would like to express my opposition to the current plan of access to the new Coburg Creek development.

The two access streets in question are not very well equipped to handle the expected traffic and would greatly harm the general walkability in the area.

In addition, children playing in the street and at Norma Pheiffer Park would be greatly impacted by the additional traffic.

There needs to be another major access point to the new homes from a major arterial such as Willamette Street.

Thank you for your time.

Respectfully yours,

Tom Bartlett
32919 E McKenzie Street
Coburg, OR
97408

EGBERT Sammy

From: KIRSTEN BARTLETT <KBART10460@msn.com>
Sent: Thursday, August 20, 2020 2:58 PM
To: EGBERT Sammy
Subject: Special Meeting Written Testimony

Follow Up Flag: Follow up
Flag Status: Flagged

Received by
City of Coburg
AUG 20 2020

We write in full support of all we have read from Alan Wells et al, and the appeal that he and others have filed regarding the housing development on the north end of town. Too many code violations. Too rushed.

As new residents living in the Hayden Homes subdivision, we were stunned by the hurried nature of the planning commission meeting that we tried to listen to last month. We heard "it's discretionary" and "this needs to be wrapped up soon" during the meeting. As well as mention of the inconvenience of calling a special city council meeting. A decision of this magnitude should take all the time in the world if necessary.

We've loved Coburg from a distance (Eugene) for three decades. When timing finally worked out, we moved to this amazing sweet town in 2018. And we recognized that our new subdivision was a pretty unwelcomed addition to the community, by many residents. We have done our best to "fit in", and to respect - and indeed admire - the passion and love Coburgers have for their home. And what they love, we love: children still play in the streets safely, people of all ages stroll and bike, neighbors socialize in the streets. The small town appeal of no sidewalks and slow drivers can't be beat. Please don't ruin all that Coburg means to so many. Traffic running through the middle of town is unacceptable! And it's shocking that the development was essentially approved, while it would lead to the destruction of the small town appeal right in the middle of town!

No to the current plan!

Kirsten and Tom Bartlett
32919 E McKenzie Street

*****WARNING: This email has been sent from OUTSIDE the City of Coburg. Please proceed with caution*****

Selected Comments from the I Love Coburg Facebook Page.....

Teresa Qualley

- **Teresa Qualley**
- THANK YOU for addressing this. We live on N. Coleman and I feel your pain. Two ways in and out of this subdivision is going to be a zoo, and invariably a speedway. Approx 100 or more cars into and out of this subdivision every day. FAR TOO MANY cars on only two streets. The park won't be safe OR serene. Pedestrians, bicycles, and pets all use and walk around our park. The added traffic will only
- cause serious safety issues and destroy the charm and easy access of our park. Our town isn't properly prepared for this explosion of homes. City council needs to take their foot off the gas and demand that there be more ways into and out of this new neighborhood.

- **Ron Butler**

Growing Pains! Just remember, If You don't get it right in the beginning, it is Five Times Harder to get it right down the road 5 - 10 years from now!

Peggy Wells

What is the point of having these codes, if they aren't used to make decisions like this???

Kirsten Bartlett

Thank you! I'm bewildered that this could pass as it is!

John Thiel

It is breaking my heart to see this. I spent 15 years on the planning commission from 1998 to 2013. We worked so hard to set up a code that would protect the quality of life of our residents and protect the character of our neighborhoods from the onslaught of development which was certain to follow the installation of a sewer. One thought guided my decisions - could I accept the changes to my property that a proposed development would create if I lived on one of the impacted properties? The timeline and needs of a developer (especially a large one who does not live in Coburg) should ALWAYS be subservient to the needs of the residents. We choose to share our beautiful community with

them on OUR terms. The passing financial interest of an investment should never be given more weight than the impact to the lives of the people who live in these neighborhoods. Go walk these streets. Stand in these front yards. Imagine the changes. Consider what people will have to live with. Skinner street has always been identified as problematic for future development. A blasé approach to code enforcement is unacceptable. This neighborhood deserves the intentional, creative, careful and community involved crafting of land use planning that characterized the visioning charettes of the 20-aughts. The built environment is very much permanent. This decision will affect the city for 50+ years. Please, please be patient and earnest as you make these decisions. The citizens of Coburg are depending on you to be the guardians of their future. ~ Katie Thiel

Jodi King Rogers

"A project of this size and scale should be required to meet all provisions in our City Development code, or why else have a Development Code..."

Thank you Alan!!!:)

You spoke the truth. As long as the city etc., follow the facts and codes, manipulation and dishonesty won't exist.

Coburg deserves nothing less!❤️

Kirsten Bartlett

Email sent. We will watch the stream.

Thank you SO MUCH Cathy, Alan, and all involved in appealing this disastrous plan.