

**Coburg Planning Commission Work Session
Coburg Development Code Update**

April 19, 2017 – 7 P.M.

Coburg City Hall

91136 North Willamette St., Coburg

COMMISSIONERS PRESENT: Judith Behney, Chair; Lorrie Zeller, Vice Chair, John Marshall, Bryan McConnell, Commissioners

COMMISSIONERS ABSENT: John Bosley, Jonathan Derby, William Wood

A. Welcome, Team Introduction (Jeff Kernen, City of Coburg Planner)

B. Project and TGM overview (Jacob Callister (LCOG))

See attached PowerPoint Slides

C. Review the Final Evaluation Memorandum (as per scope) (Jake)
Overview of content -- purpose -- 19 scoped issues

D. Review the Draft Code Amendments Matrix (Anne Davies (LCOG))
Overview of key issues (section by section):

- *Ordinance Consolidation*
- *Lot Standards*
- *Mixed Use*
- *Existing Adopted Language*
- *Parking Standards*

Commissioner Marshall asked how the shrinking of lot sizes would affect the capacity of the sewer system.

Mr. Kernen replied that the sewer system would be affected by population density instead of lot size. He indicated he would research the capacity of the system and how much more density it could accommodate, which I think was the commissioner's question.

Commissioner McConnell wondered if the State required Coburg to have apartment buildings in town.

Mr. Callister replied that the State requires a mix of housing as an efficiency measure in association with UGB expansion, including high-density housing such as apartment buildings.

Expansion is under consideration and holds certain relevance, but higher densities are considered more as a recommendation for smarter growth than as a mandate in this process.

Commissioner Marshall wondered why the maximum lot coverage for a single-dwelling with sewer was 30%.

Ms. Davies replied that it was an old figure, and that the purpose of this process was to review those numbers and determine what is appropriate.

Mr. Kernen believed it was related to drainage fields/septic tanks.

Mr. Callister asked if any type of downtown public parking discussion had come up during the Visioning process.

Mr. Kernen answered that it had not.

Parking was confirmed as a relevant issue. PC acknowledged the distinction between Coburg's standards and those in the Model Code, recognized the burden it can place on smaller commercial operations. There was brief discussion about dedicated parking options within town.

Mixed Use was discussed. The Planning Commission was unaware that, although Mixed Use is technically permitted in Coburg, there are no standards in place. Mixed use was discussed as a tool for keeping ore activity in town around the clock.

Chair Behney asked if there were likely to be more mobile home parks in Coburg.

Mr. Kernen said he did not think so, because the City's design standards were strict.

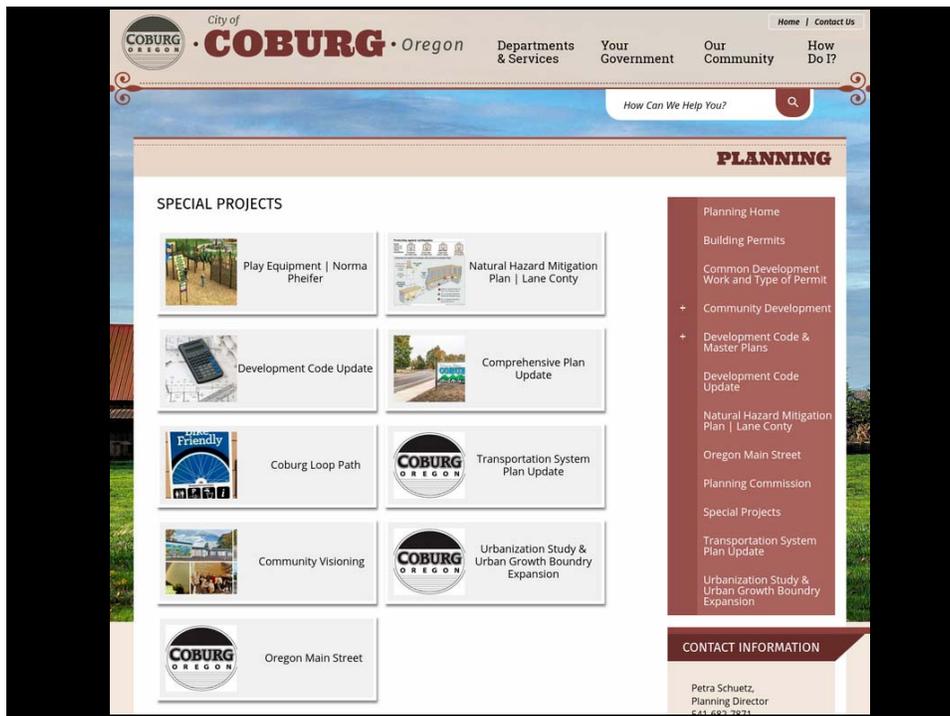
Mr. Callister noted that it was a lot to absorb in one sitting and offered the following suggestions to the Commission:

- Wait until the next CPC meeting, at which more, and more refined, information would be presented.
- Study closely the materials already presented, especially the Evaluation Memorandum and the Draft Code Amendment Matrix.
- Attend the community meeting in order to brainstorm with other citizens of Coburg.

E. Review of Next Steps (Jake)

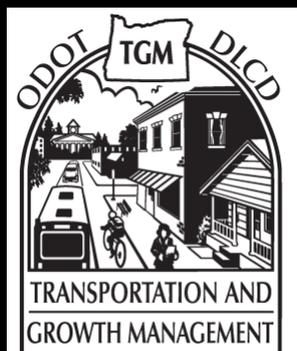
- Overview of Community Meeting#1 and VPW #1– including format ideas.
- Project tracking resources -- deadline for responses

City of Coburg Development Code Update Virtual Planning Workshop May, 2017



The screenshot shows the City of Coburg website's Planning page. At the top, the navigation bar includes the City of Coburg logo, the text "City of COBURG Oregon", and links for "Departments & Services", "Your Government", "Our Community", and "How Do I?". A search bar with the text "How Can We Help You?" is also present. The main content area is titled "PLANNING" and features a "SPECIAL PROJECTS" section with a grid of project cards. Each card includes a small image and a title. The projects listed are: Play Equipment | Norma Pfeifer, Natural Hazard Mitigation Plan | Lane County, Development Code Update, Comprehensive Plan Update, Coburg Loop Path, Transportation System Plan Update, Community Visioning, Urbanization Study & Urban Growth Boundry Expansion, and Oregon Main Street. To the right of the grid is a vertical sidebar menu with a search icon at the top, listing various planning topics such as "Planning Home", "Building Permits", "Common Development Work and Type of Permit", "Community Development", "Development Code & Master Plans", "Development Code Update", "Natural Hazard Mitigation Plan | Lane County", "Oregon Main Street", "Planning Commission", "Special Projects", "Transportation System Plan Update", and "Urbanization Study & Urban Growth Boundry Expansion". At the bottom right, a "CONTACT INFORMATION" section lists Petra Schuetz, Planning Director, with a phone number.

Transportation and Growth Management (TGM)



We support community efforts to expand transportation choices. By linking land use and transportation planning, TGM works in partnership with local governments to create vibrant, livable places in which people can walk, bike, take transit or drive where they want to go.

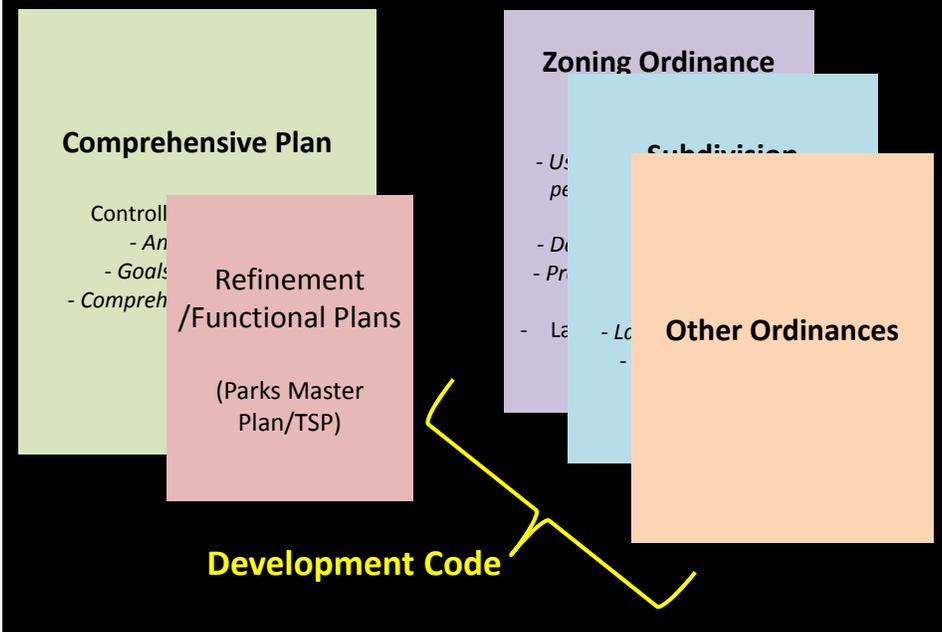
TGM OBJECTIVES:

- **Promote a transportation system and development pattern that results in a balanced, multi-modal system that enhances opportunities for people to walk, bike, and use transit;**
- **Increase the convenience or availability of alternative modes of transportation;**
- **Provide alternatives to, or delay the need for, major transportation improvements;**
- **Provide alternatives to, or delay the need for, expansion of an urban growth boundary**

5 Principles of Smart Development:

- Efficient Use of Land and Energy Resources
- Full Utilization of Urban Services
- Mix of Uses
- Transportation Options
- Detailed, Human Scaled Design

Coburg's Planning Documents



**Coburg Development Code Update
Community Outreach and Engagement Plan**

1. Project Objectives
The project objectives for the Coburg Zoning and Subdivision Codes culminating in a revised Coburg Development Code. The project will address a number of specific objectives and concerns (Page 10). The tasks and deliverables outlined in the Strategic Community Agreement filed by the Coburg Development Code Update is a strong commitment to design and equitable public involvement. This Community Outreach and Engagement Plan (Plan) will outline public involvement processes available from the Statement of Work (SOW) included in the study and provide greater specificity for achieving stated public outreach objectives and methods.

2. Outreach and Engagement Approach for Development Code Update
Public involvement for the Coburg Development Code Update will allow residents and business owners an opportunity to provide input into the planning process. (SOW) and the City will consider various means of **public participation**, which is the the treatment and management of the needs, expectations, and interests of the public, and those who are affected by the development, implementation, and administration of government actions, regulations, and policies.

3. Fair treatment means that all groups of people, including racial, ethnic, or a socioeconomic status, should have a representative share of the regional environmental consequences resulting from industrial, municipal, and commercial operations or the location of roads, rail, air, and other programs and policies.

4. Meaningful involvement means that (a) potentially affected community members have an opportunity to participate in decisions about proposed actions that will affect their environment and/or health; (b) the public consultation can influence the regulatory process; (c) the inclusion of public input is considered in the decision-making process; and (d) the decision makers seek out and facilitate the involvement of those potentially affected.

This Plan includes specific steps to provide opportunities for participation in accordance with the 1962 Clean Air Act. Step 1 is to establish the Plan to address the community's demographic composition includes community organizations, and consult with local rights, environmental groups, social equity, and other City departments, SOW and the City have utilized (SOW) this Plan to facilitate outreach and engagement strategies.
<http://www.regulations.gov/#!commentDetail@D=2016-08-01>

In accordance with the Agreement of March 2016, the Plan assesses that individuals who lack formal organization or influence have an opportunity to have a meaningful impact, including

Community Outreach and Engagement Plan

Coburg Development Code Update Evaluation Memorandum



**Coburg Development Code Update
Evaluation Memorandum**

Lane Council of Governments
March, 2017

Stakeholder Interviews

- Held Between February 21st and February 28th at Coburg City Hall
- Included One on One and Group Discussions
 - Six Sessions: Ten Stakeholders Total
 - *Real Estate*
 - *Parks Committee*
 - *Heritage Committee*
 - *Developers (Architect, Home Builders)*
 - *Property Owners*
 - *Former PC/CC Members*
 - *Business/Chamber of Commerce*
- 8/10 are Residents of Coburg

SCOPED Code Updates

1. Adjusted residential lot sizes, lot coverage, and setbacks to improve land use efficiency
2. Multi-modal design standards for the Light Industrial and Highway Commercial Districts
3. Standards for mixed use development
4. Standards for various space-efficient housing types, including micro-housing, co-housing, cottage clusters, and accessory dwelling units

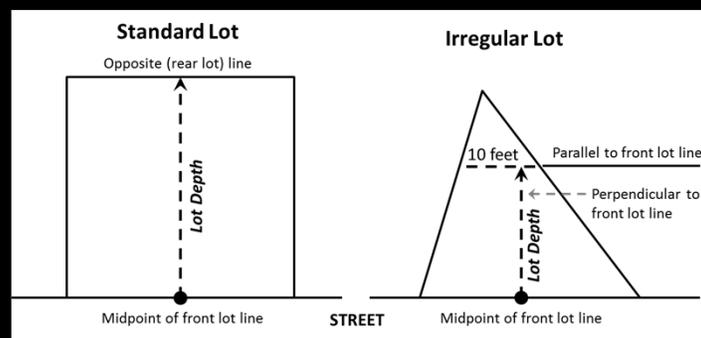
5. Design standards for commercial condominiums
6. Standards for mobile food vending and temporary structures for special events
7. Bike parking design standards
8. Review minimum parking requirements for reduction potential in all zones

9. Incorporation of Transportation Demand Strategies
10. Codification of the Coburg Loop Implementation Plan (2009), including design standards and provisions to require path construction by new adjacent development
11. Standards for bike boulevards
12. Codification of relevant elements of the TSP

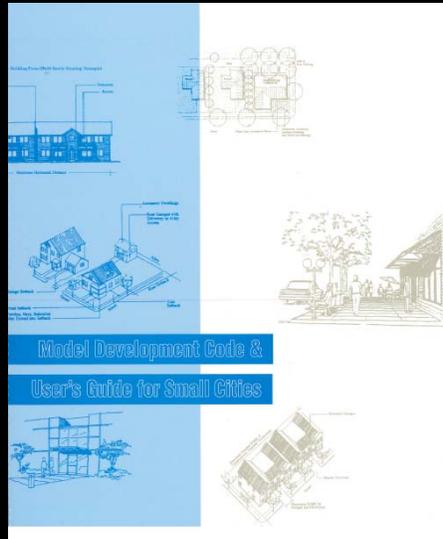
13. Standards for complete street design, road spacing, and driveway standards and spacing, incorporating IAMP and TSP standards where applicable
14. Right-of-way use, design, and maintenance standards, including street trees and transit stops
15. A unified development ordinance, incorporating and reconciling with the Coburg Subdivision Ordinance

16. Improved definitions, as identified by staff and LCOG review of the code
17. Graphics to help people understand zoning code concepts and design standards
18. Hyperlinked table of contents, index, and cross references
19. Evaluate Campus Industrial designation to determine if zoning district is needed

- * User friendliness
- * Visual



TGM Model Development Code for Small Cities



Coburg Development Code Update Tasks

- Dec 2016** Task 1: Kick Off Meeting(s)
- Mar 2017** Task 2: Evaluation of Existing Regulations
Stakeholder Interviews
Planning Commission Work session
Final Evaluation Memorandum
- Apr 2017** Task 3: Code Drafting
Stakeholder Worksession
Planning Commission Work session
Community Meeting(s) MAY 22nd
- Aug 2017** Task 4: Final Amendments

COBURG DEVELOPMENT CODE UPDATE

OPEN HOUSE



Monday, May 22nd, 7-9 pm at Coburg City Hall

Come learn about and influence amendments to Coburg's Subdivision and Zoning Codes. Presentation at 7:10. Topics will include:

- ♦ *Housing Types* ♦ *Preservation of Coburg's Character*
- ♦ *Bicycle and Pedestrian Safety* ♦ *Lot Standards* ♦ *and more...*

Learn more about our Virtual Open House and stay informed by visiting:
www.coburgoregon.org/planning/page/development-code-update



Code Updates

Traditional Residential District			
Minimum Lot Size (sq. ft.)			
Type	Current	Model Code	Proposed
Single Family without sewer	10,000	n/a	no change
Single Family Detached / manufactured home with sewer	7,500	5,000-7,000 6,000-7,000 for corner	6,000
Duplex	8,000	6,000-9000	7,500
Minimum Lot Width (ft.)			
Single Family without sewer	60	n/a	50; 55 for corner
Single Family Detached / manufactured home with sewer	60	40-50 for interior; 50-60 for corner	no change
Duplex	65	60-80	no change
Maximum Lot Coverage			
Single Family without sewer	30%	n/a	no change
Single Family Detached / manufactured home with sewer	30%	40%	40%
Duplex	35%	60%	50%
Setback (ft.)			
Front Yard	15; 20 for garages, carports, sheds	15;20	no change
Side Yard	7; 10 for corner lot	6-10 depending on structure height	no change
Rear Yard	10; 5 for accessory buildings	5-15 depending on structure height	no change
Maximum Height (ft.)			
Residential Buildings	35	n/a	no change
Accessory Buildings	15; 25 if living unit on second floor	max. height of primary structure	no change
Garages	max. height of primary structure	n/a	no change
All other Buildings	35	n/a	no change

Traditional Medium Residential			
Minimum Lot Size (sq. ft.)			
Type	Current	Model Code	Proposed
Single Family without sewer	10,000	n/a	no change
Two-Family	12,000	*6,000-9,000	8,000
Three-Family	16,000	*6,000-9,000	10,000
Four-Family	20,000	*6,000-9,000	12,000
Single Family Detached with sewer	3,350	4,000-5,000; 5,000-6,000 (corner)	no change
Duplex	6,700	5,000-7,000	no change
Single Family Attached	3,350	2,500-3,000; 4,000-5,000 (corner)	no change
Multi-Family	10,000	*6,000-9,000	no change
Minimum Lot Width (ft.)			
Single Family without sewer	60	n/a	no change
Two-Family	70	80-100	no change
Three-Family	80	80-100	no change
Four-Family	90	80-100	no change
Single Family Detached with sewer	40	50-60 (corner); 40-50 (interior)	no change
Duplex	60	60-80	no change
Single Family Attached	30	40-50 (corner); 25-30 (interior)	no change
Multi-Family	80	80-100	no change
Maximum Lot Coverage			
Single Family without sewer	30%	n/a	no change
Two-Family	35%	60%	60%
Three-Family	40%	60%	60%
Four-Family	45%	60%	60%
Single Family Detached with sewer	30%	50%	50%
Duplex	35%	60%	60%
Single Family Attached	45%	70%	60%
Multi-Family	45%	60%	60%
Setback (ft.)			
Front Yard	15; exceptions apply	15	no change
Side Yard	5; 10 for corner lot	10 all heights	no change
Rear Yard	10; 5 for accessory buildings	10 all heights	no change
Exceptions	see Article VII, p.15	alley; porch or similar open structure; common walls or zero lot line developments	no change
Maximum Height (ft.)			
Residential Buildings	35	n/a	no change
Accessory Buildings	15; 25 if living unit on second floor	n/a	no change
Garages	max. height of primary structure	n/a	no change
All other Buildings	35	n/a	no change

* Range applies to first 3 dwelling units. Minimum lot size increases by 800-1,500 sq. ft. for each additional dwelling unit.

Mobile Food Vendors

- **Questions and Issues to Ponder**
 - Where do we allow mobile food vendors, if at all?
 - How long can a cart/unit be permitted to stay in a particular location; storage issues?
 - Allowable for food only?
 - Upkeep and maintenance of truck
 - Hours of operation
 - Parking issues
 - Amenities—e.g., tables, chairs
 - Regulation of signage
 - Lighting
 - Access to restrooms; disposal of waste

Block: Delaney and Skinner

Dwellings Units per Acre: 6.19

Average Lot Size: 7,798 sq ft.

Minimum Lot Size: 4,293 sq ft.

Maximum Lot Size: 13,414 sq ft.

Age of Housing: 1900-1978



Block: Coleman and Mill

Dwellings Units per Acre: 5.2

Average Lot Size: 9,387 sq ft

Minimum Lot Size: 6,251 sq ft.

Minimum Lot Size: 17,543 sq ft.

Age of Housing: 1900-1980



Coburg Homes on <= 6,000 Square Foot Lots (7.2 du/acre)



Block: Rustic and Shane

Dwellings Units per Acre: 4.16

Average Lot Size: 10,508 sq ft.

Minimum Lot Size: 9,969 sq ft.

Minimum Lot Size: 11,567 sq ft.

Age of Housing: 1997-1998



Block: Abbey and Austin

Dwellings Units per Acre: 2.87

Average Lot Size: 15,240 sq ft.

Minimum Lot Size: 14,024 sq ft.

Maximum Lot Size: 16,648 sq ft.

Age of Housing: 1998-2006



Block: McKenzie and Skinner

Dwellings Units per Acre: 5.11

Average Lot Size: 11,786 sq ft.

Minimum Lot Size: 7,233 sq ft.

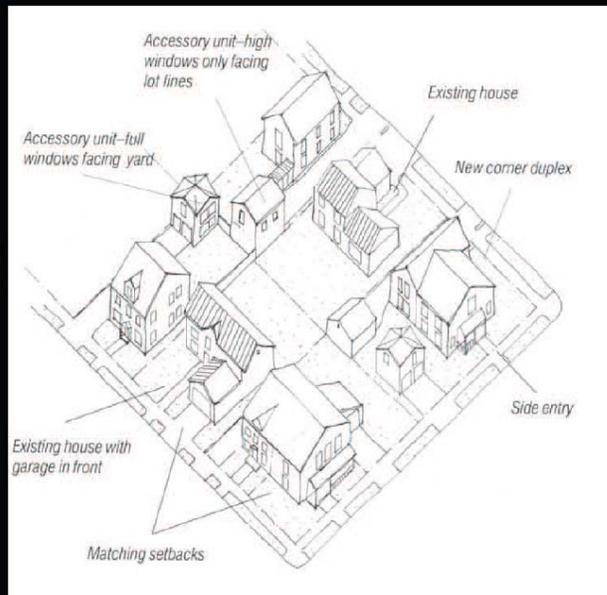
Minimum Lot Size: 16,521 sq ft.

Age of Housing: 1910-1974



MIXING AND BLENDING HOUSING TYPES

Fine grained design adjustments



DETACHED
Small lot
 "when footprint > 30%"

EXAMPLE
 Northwest Landing
 DuPont, WA

NET DENSITY
 8.4 duu / 21 uph

LOT SIZE
 5,200 sf

HOUSE FOOTPRINT
 1,837 sf or 32%

STREET FRONTAGE
 52'

PARKING
 2

BEDROOMS
 4

Example of Infill Strategy




DETACHED
Zero lot line
 One wall on a property line

EXAMPLE
 Northwest Landing Cottage
 DuPont, WA

NET DENSITY
 13.5 duu / 34 uph

LOT SIZE
 3,200 sf

HOUSE FOOTPRINT
 1,158 sf or 36%

STREET FRONTAGE
 40'

PARKING
 2

BEDROOMS
 3

Example of Infill Strategy




Example of Infill Strategy

ATTACHED Duplex
 One common wall

EXAMPLE
 15th and Charnelton
 Eugene, OR

NET DENSITY
 17 dua / 42 uph

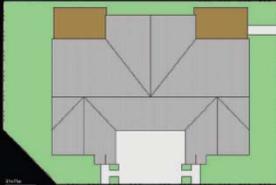
LOT SIZE
 5,290 sf
 2,150 sf / dwelling

HOUSE FOOTPRINT
 2,550 sf or 48%

STREET FRONTAGE

PARKING
 4 @ 2 tandem

BEDROOMS
 6




Example of Infill Strategy

ATTACHED Townhouse

EXAMPLE
 Olive townhouses (12 units)
 Eugene, OR

NET DENSITY
 24 dua / 60 uph

LOT SIZE
 22,250 sf
 1,850 sf / dwelling

HOUSE FOOTPRINT
 10,250 sf or 46%

STREET FRONTAGE
 334 '

PARKING
 12

BEDROOMS
 30

