



MINUTES

Planning Commission Meeting

February 21, 2024 at 6:00pm

Coburg City Hall

91136 N Willamette Street

MEMBERS PRESENT: Jim Bell; Chair, Seth Clark; Vice Chair, John Marshall, Jonathan Derby, Jerry Behney

MEMBERS ABSENT: William Wood, Marissa Doyle

STAFF PRESENT: Megan Winner; Planning Director

RECORDED BY: Madison Balcom; Administrative Assistant

CALL TO ORDER

Chair, Jim Bell opened the Planning Commission Meeting at 6:03 p.m.

ROLL CALL

Chair Bell called roll. A quorum was present.

AGENDA REVIEW

There were no adjustments made to the Agenda.

PUBLIC TESTIMONY

There were no requests to publicly speak and no written statements had been received.

COMMISSION BUSINESS

- a. **Introduction to Comprehensive Plan Goal 1 & Goal 2**

Ms. Winner introduced and explained the comprehensive plan.

Mr. Bell asked if Lane County had any input on the comprehensive plan. Ms. Winner said we would want ours to be compatible with the county's comprehensive plan, but they don't acknowledge it in the same way that the state does.

DLCD is the Department of Land Conservation and Development. Ms. Winner explained the three main elements of the comprehensive plan. Winner then reviewed planning goals 1 & 2.

1. Goal 1 – Citizen Involvement

Ms. Winner reported that the LCDC goal is to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all planning processes. Winner then went on to further explain this goal.

Ms. Winner directed the commissioners towards Coburg's Comprehensive Plan. It references the Citizen Involvement Committee which in Coburg's case is the Planning Commission itself, which fulfills the state's citizen involvement requirement.

Mr. Bell asked if any case laws about citizen involvement are related to this requirement. Ms. Winner said they are linked. Winner also mentioned that Goal 1 is currently being updated at the state level because the means of engaging with the public have changed.

2. Goal 2 – Land Use Planning

This goal requires each local government to have and follow a comprehensive plan and to implementing regulations. Ms. Winner further explained this goal.

Ms. Winner explains that the LCDC goal in the comprehensive plan is to establish the land use planning process and policy framework as a basis for all decision and action related to use of land and to assure an adequate factual base for such decision and actions. The Coburg objective is to establish the Coburg Comprehensive Plan as the basis for preserving and enhancing the livability of Coburg, supported by a variety of policies.

Mr. Bell mentioned the numerous noise complaints about industrial activity around Rustic and Shane Court, and asked why no buffer zone, between industrial and residential, was put in place. Ms. Winner did not have an answer to that.

Mr. Behney asked if they were at the 5 year mark where they would need to review the comprehensive plan again. Ms. Winner said they are on schedule for the review and it's important to review it because it's an evolving document that will change in relevancy.

Ms. Winner mentioned as part of the Planning Commission's comp plan review, she would be noting recommendations for what changes the commissioners might like to see with the next update of the plan. Mr. Bell asked if there was a map showing the historic district, Ms. Winner found one.

Mr. Behney asked if ODOT approached the City about the improvements they are doing with the salt shed. Ms. Winner said it is out of city limits, but they did contact Coburg.

Mr. Marshall asked about boundaries and expansions, and about annexing the property on the other side of the freeway. Ms. Winner explained that typically a UGB expansion is a long process that requires a lot of analysis.

Ms. Winner mentioned that they will cover Goal 3 and possibly 4 at March's meeting.

UPDATES & FUTURE AGENDA ITEMS

a. City Administrator Report | *Information Only*

- The City Administrator Report covers precise event details and data on department statistics for the Police, Municipal, Planning and Building and Public Works.
- The planning update was that Coburg will be participating in the Regional Transportation Plan Update (RTP) and the Congestion Management plan.
- Updates have been provided on City Technology, the Coburg Loop Path, Franchise Agreements and the League of Oregon Cities (LOC).
- Upcoming Events
- Priority Projects and Task Lists

Mr. Bell asked what effect the ADU has had or changed for Coburg, and wondered if they could get an update on that. Ms. Winner said she could provide that information, but they have seen a rise in the ADU development.

Mr. Marshall also asked about if the property across the freeway, which was recently purchased by the Cow Creek Tribe, was turned into tribal lands, would they be exempt from Coburg's zoning. Ms. Winner did not feel comfortable speaking on tribal lands. Mr. Bell explained the many challenges with that process and the property itself.

Mr. Derby asked if there has been any discussion on the light industrial to the east of that property. Ms. Winner said the owner of the property has been getting it ready for sale, which would make it ready to look at economic development recruitment.

Mr. Behney expressed some concern about Premier RV being zoned highway commercial, and allowing some of their customers to use their motorhomes as their permanent residence. Ms. Winner said she believes it is a permitted use within the highway commercial zoning district but doesn't have a great answer regarding the stipulations for permanent residency.

ADJOURNMENT

Chair Bell adjourned the Planning Commission Regular Meeting at 6:54 p.m.

APPROVED by the Planning Commission of the City of Coburg on this 20th day of March 2024.

ATTEST:


Sammy L. Egbert, City Recorder



Jim Bell, Commission Chair