

ATTACHMENT J**Written testimony re: SUB-01-20**

Sandy Marr <srn2828@gmail.com>

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To: KERNEN Jeff <Jeff.Kernen@ci.coburg.or.us>

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

To: Coburg Planning Commission

Date: April 20, 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

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