



Coburg Planning Commission
Regular Session
December 19, 2018 – 7 P.M.
Coburg City Hall
91136 North Willamette St.

COMMISSIONERS PRESENT: John Marshall, Vice Chair; Judith Behney, James Bell, William Wood, Commissioners

COMMISSIONERS ABSENT: Jonathan Derby, Paul Thompson, Lorrie Zeller

STAFF PRESENT: Jeff Kernen, City Planner

RECORDED BY: Rodney Cimburke, LCOG

1. CALL TO ORDER:

Vice Chair Marshall called the meeting of the Coburg Planning Commission (CPC) to order at 7:00 p.m.

2. ROLL CALL FOR QUORUM:

Mr. Kernen called the roll and stated a quorum was present.

3. AGENDA REVIEW

There were no changes or additions to the agenda.

4. APPROVAL OF MINUTES - October 17, 2018

Commissioner Bell moved, seconded by Commissioner Wood, to approve the 10/17/2018 CPC minutes. The motion passed unanimously 4:0.

5. PUBLIC TESTIMONY

None.

6. COMMISSION BUSINESS | ELECTIONS

- **Election of Officers | Elections of Chair and Vice Chair**

Commissioner Bell moved, seconded by Commissioner Wood, to elect James Bell as CPC Chair, and William Wood as CPC Vice Chair. The motion passed unanimously 4:0.

7. COMMISSION BUSINESS | PUBLIC HEARING

- **VAC-02-17 Corey Site Design Review-Mixed Use | Consider Recommendation for Approval**

Vice Chair Marshall opened the Public Hearing at 7:06 p.m.

Mr. Kernen offered the CPC a staff report on VAC-02-17.

Commissioner Behney asked if this agenda item was because of the new sewer system.

Mr. Kernen said that was correct.

Vice Chair Marshall closed the public hearing at 7:14 p.m.

Commissioner Bell moved, seconded by Commissioner Wood, to recommend approval of VAC-02-17 to City Council based on the findings of fact in the Proposed Final Order. The motion passed unanimously 4:0.

8. COMMISSION BUSINESS | PUBLIC HEARING

- **VAC-02-18 Hayden Homes PUE Vacation | Consider Recommendation for Approval**

Vice Chair Marshall opened the Public hearing at 7:15 p.m.

Mr. Kernen offered the CPC a staff report on VAC-02-18

Vice Chair Marshall closed the Public hearing at 7:20 p.m.

Commissioner Wood moved, seconded by Commissioner Behney, to recommend approval of VAC-02-18 to City Council based on the findings of fact in the Proposed Final Order. The motion passed unanimously 4:0.

9. CITY UPDATES

- **City Administration Report**

Mr. Kernen offered the CPC a monthly administration report.

Vice Chair Marshall asked where the water runoff in the newly paved Dari Mart parking lot would drain to.

Mr. Kernen said there were two catch basins installed on the property where the runoff would drain to.

Commissioner Wood asked if the Dari Mart project was funded completely by Dari Mart.

Mr. Kernen said it was.

Vice Chair Marshall asked for clarification on the Coburg Water Project.

Mr. Kernen explained the City was still looking for a third well site; he said the most likely site so far was a little further south, and a little further west than Coburg's existing wells—off

of Funke Road. Mr. Kernen also said that finding a new water source was a top priority in the Water Project.

Commissioner Behney asked about land ownership on Funke Road.

Mr. Kernen said that land was owned by multiple parts of the Funke family, and the City was pursuing an arrangement with them.

Vice Chair Marshall asked if recommendations from the Coburg Employment Lands Committee (ELC) would come to the Planning Commission before going before City Council.

Mr. Kernen said yes. He added there would be two Public hearings, one of which would be before the CPC.

Commissioner Marshall said he failed to understand why Coburg was unable to make changes in the City's Development Code which would cover infrastructure before any development.

Mr. Kernen said municipal code can not affect State code.

Commissioner Marshall said his fear was after development began on the east side of the freeway, it would create a substandard Coburg interchange between the east and west sides of the freeway.

Commissioner Marshall asked if Coburg had any say in the proposed annexations.

Mr. Kernen answered yes.

Commissioner Marshall wondered what was meant by the term "Enterprise Zone."

Mr. Kernen replied it was a tax exemption purposed to entice big companies to set up shop in the area.

Commissioner Marshall asked what the citizens of Coburg would get out of developing the industrial area on the east side of the freeway.

Mr. Kernen said the City would receive revenue in the form of tax money, and also local job creation.

Commissioner Marshall asked how the City would receive tax revenues from new businesses, if they were to be tax exempt under the Enterprise Zone.

Mr. Kernen said that was a very good question.

Commissioner Behney asked where the new Gateway signage would be placed.

Mr. Kernen replied between the fence and the sidewalk in front of the Hayden Homes development.

Mr. Kernen announced the Park and Open Space Master Plan was currently being hashed out mostly by the Coburg Park|Tree Committee, and it could come before the CPC and City Council as early as February 2019.

Commissioner Behney asked if there was a CPC meeting scheduled for January.

Mr. Kernan said not so far.

10. ADJOURNMENT

Vice Chair Marshall adjourned the meeting at 8:03 p.m.

APPROVED by the Planning Commission of the City of Coburg this 19th day of June, 2019.



A handwritten signature in blue ink, which appears to read "J. Bell", is written above a horizontal line.

James Bell, Planning Commission Chair

ATTEST:

A handwritten signature in black ink, which appears to read "Sammy L. Egbert", is written above a horizontal line.

Sammy L. Egbert, City Recorder