



Coburg Employment Lands Committee

Regular Session

November 6, 2018 – 6:00 P.M.

Coburg City Hall

91136 North Willamette St.

COMMITTEE MEMBERS PRESENT: Markus Alexander; Jim Anderson; Gary Danner; Ramon Fisher; Midge Hoffman; John Marshall

COMMITTEE MEMBERS ABSENT: Sean Dunn; James Korth

COUNCIL LIAISONS PRESENT: Patti Gianone

COUNCIL LIAISONS ABSENT: Kyle Blain

STAFF PRESENT: Anne Heath, City Administrator; Jeff Kernen, Planner

GUESTS PRESENT: Laura Buhl, Department of Land Conservation and Development; Sarah Means, Economic Development Manager for Lane County; Jackie Mikalonis, Governor's Office & Regional Solutions Team; Jae Pudewell, Facilitator and ODOT Regional Solutions Team; Austin Ramirez, Economic Development Officer for Lane County; Patrick Wingard, Department of Land Conservation and Development, Regional Solutions Team State of Oregon

RECORDED BY: Raymond Stevenson, Administrative Assistant

1. WELCOME AND OVERVIEW

Facilitator Jae Pudewell called the meeting to order at 6:05 pm

- Introductions

2. REFLECTIONS ON SITE TOUR

Mr. Pudewell recapped and inquired about last months meeting in regards to comments, as well as whether the site tour was beneficial.

Everyone present agreed that the meeting and the tour was productive.

Mr. Pudewell inquired about previous meeting minutes, Mr. Kernen advised that next month their would be three sets of minutes to review during the December meeting.

Mr. Pudewell advised that there would be a lot to review at the next meeting. Mr. Wingard said that might actually be good as a refresher for all the members involved as to what has been discussed to date so far.

3. CURRENT EMPLOYMENT NUMBERS

Mr. Pudewell wanted to look at all of the economic data that is feeding into the economic back drop as far as highlighting the numbers from a county level. Mr. Pudewell distributed the Coburg Employment Lands 2017 Annual Average Employment and Wages. This was broken down by NAICS codes and NAICS Industry Titles, which is the standard used by Federal statistical agencies for classifying different businesses for the purpose of collecting, analyzing, and publishing statistical data. The codes and Industries were represented by Annual Average Employment, Total Payroll and Annual Average Pay.

Ms. Gianone inquired of what the document was to be informing of.

Mr. Pudewell advised it was to give an idea of the employment base that the city of Coburg has and what types of jobs we will be leveraging and trying to build on in regards to the jobs the city already currently has as well as the diversity.

Ms. Gianone wanted to know if the city's goal was to be recruiting higher paying jobs. Mr. Pudewell advised that was the goal.

Ms. Means added that it was being used as a guide to the different options available to the city.

Mr. Wingard clarified that this meeting was more about the Highway Commercial portion as well as an early look at more information to come.

Mr. Pudewell explained the two topics of discussion at this meeting would be the future planning efforts from Mr. Kernen and the presentation from Ms. Buhl and Mr. Wingard regarding potential options the city has available.

4. EMPLOYMENT LANDS IN CONTEXT OF OTHER PLANNING EFFORTS

Mr. Kernen discussed the Urban Growth Boundary (UGB) expansion for the employment lands and the 106 acres of Mr. Fisher's property was complete and there will be an annexation process where that project will inform us more, which is why it is important to take time with the hurdles and the state lands, that will be really helpful for the development plan that the annexation will require. Mr. Pudewell inquired if that would mean targeting the second quarter of next year. Mr. Kernen and Mr. Wilgard confirmed that the timeframe would be at least that long.

Mr. Fisher interjected that they had been in contact with regards to the wetlands and he had hired a consultant to start doing that. One of the concerns with the wetlands was that it had been such a wet area for so long that the soil history would come into play versus what it is doing now. The Department of State and Lands and the consultants were in agreement that it is more important as to what it is doing now so that should really help things.

Mr. Pudewell set the expectations that this committees work, as far as findings should wrap up the first quarter of 2019. That would include the planning commission hearing and summarizing the findings that are to be presented to the city council with the annexation process to follow with zoning recommendations for the project.

Mr. Pudewell inquired about the interchange study. Mr. Kernan discussed the Interchange Area Management Plan which is a project that was completed approximately 8 years ago where there was a preferred alternative chosen. Last month a design firm was chosen to complete the design of the interchange which there is money from ODOT to fund that part. Mr. Kernan went on to explain how there have been talks in regards to how the construction will be funded and the possibility of federal money.

Mr. Pudewell advised that Federal funds have been getting harder to come by. However informing, the new state representative for this area as well as Senator Lee Byer of this information and making them aware of the current situation would be good so they have all of the pertinent facts which may help with the consideration of getting the help needed to fund the project.

Mr. Marshall inquired about whether the annexation was tied to the interchange.

Mr. Pudewell explained that the best way to get the interchange built is to have the land developed. In other words the funding for the interchange to be built will take longer than it will take to develop the land.

Mr. Marshall went on to say that the interchange should be a concern for the city of Coburg as far as the traffic and congestion with the overpass. Mr. Pudewell agreed that it should be a concern of the city and suggested the concern should be raised to Ms. Heath, the city administrator. Which Ms. Heath advised that concern has already been raised.

Mr. Kernan advised that the UGB expansion for residential lands usually expands all at once for employment and residential. Since we had our preferred expansion remanded back to us from the state, the land use board of appeals and the applicant had more of a problem with the residential than they did with the employment lands. Which is why the decision was made to proceed with the employment lands, at this point we have remanded an amount of lands we are required to take in if we are to go forward with that to know where we can expand to. In other words we would wait and see, so the council has made a non-decision to see if the population forecasts change to see if the need changes. Which we will not know those numbers until a year from now. Portland State University provides a population forecast, the last one for the city of Coburg in 2015 showed no growth which we know is wrong. Therefore with the low population statistics not being accurate it shows we have more than enough land for 20 years. So once the statistics show true accurate population numbers we will be able to better assess

5. OBJECTIVES FOR HIGHWAY COMMERCIAL AREAS

Ms. Buhl and Mr. Wingard made a presentation from 6:44 pm until 7:47 pm of possible ideas of how to use the land under consideration. Some of the ideas included:

- Hotels and Motels
 - ❖ Mr. Danner thought the idea of hotels was interesting and was surprised, like Ms. Hoffman, that current zoning did not include and support hotels.
 - ❖ Ms. Gianone did not like the idea of motels.

- ❖ Mr. Danner brought up the fact of the sizes of the buildings would need to be considered in regards to how many stories a hotel would be allowed to have.
- ❖ Ms. Hoffman did not like the idea of hotel chains, however brought up that she would prefer something more unique for the city of Coburg like a “guest home” style. Mr. Anderson liked this idea as well, however thought that for the typical highway traveler a chain hotel would be more desirable for a one night stay objective.

- Car dealership options

- ❖ Ms. Gianone had concerns about where the cars would be kept and asked Mr. Danner as he had previous inquiries about this possibility. Mr. Danner replied he that had requested a proposal from a dealership who had been interested as that would need to be considered if using the land for that purpose and nothing came of the request.

Mr. Pudewell inquired about how important Interstate 5 visibility is in regards to advertising and the viability of this type of venture.

Mr. Danner advised that would be the primary attractiveness to the interested party, as there is very limited property available along Interstate 5 that is zoned that way so visibility would be essential.

- Grocery options

- ❖ Everyone present was in agreement that viable grocery options were desirable. However the overall size was very important when considering the city’s options.

Ms. Gianone asked for Mr. Anderson and Mr. Danner’s input regarding the information that had been presented.

Mr. Danner thought there were a lot of interesting concepts that involved a lot more population than what is available here in Coburg to support it, was one thought. The other was that the property is pretty expensive for the type of business to be supported locally as well as the interstate traffic.

Ms. Buhl brought up light pollution to consider and referencing specifically the dark sky standards, she pointed out the international dark sky association has a lot of resources available.

Mr. Anderson was in agreement with Mr. Danner with the concepts however feared that dialing in the codes too tight could result in backing ourselves into a corner where the property can’t economically develop to meet those standards or that there are not enough people interested in the property to develop on.

Mr. Fisher added that we don't restrict just for the now, but also what could be five years from now as far as basing the new codes upon. Mr. Pudewell interjected with perhaps a less is more thinking with our decisions.

6. RECAP AND NEXT STEPS

Mr. Pudewell proposed that the December meeting go into more deeper discussion from the November meeting and postpone the Campus Industrial topic to January. Everyone that was present was in agreement with Mr. Pudewell's proposal.

Mr. Marshall brought up concern's regarding security with all of the possible development and growth. Ms. Buhl advised that we could add that to the list of things to look at in the future in regards to Mr. Marshall's concern.

Ms. Gianone voiced her opinion that it is very important that these discussions are had and that concerns are voiced in this committee process to ensure that the city gets this done right, adding that the process is more important than any other deadline.

7. ADJOURNMENT

Meeting was adjourned at 8:04 pm.

APPROVED by the Employment Lands Committee of the City of Coburg this 4 day of December 2018.



Employment Lands Committee

ATTEST:



Sammy L. Egbert, City Recorder