



Coburg Employment Lands Committee

Regular Session

December 4, 2018 – 6:00 P.M.

Coburg City Hall

91136 North Willamette St.

COMMITTEE MEMBERS PRESENT: Jim Anderson; Gary Danner; Midge Hoffmann; James Korth; John Marshall

COMMITTEE MEMBERS ABSENT: Markus Alexander; Sean Dunn; Ramon Fisher

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; Kirsten Green, Department of Land Conservation and Development, Economic Development Specialist; Patrick Wingard, Department of Land Conservation and Development, Regional Solutions Team State of Oregon

RECORDED BY: Raymond Stevenson, Administrative Assistant

1. WELCOME AND PUBLIC COMMENT

Mr. Kernen called the meeting to order at 6:08 pm

2. APPROVAL OF MINUTES

September 4th 2018 Minutes:

On page one, 2nd paragraph strike (as a general ~~overlay~~ term for those zones)

On page one, 2nd paragraph second sentence change overlay to code.

On page six, the last paragraph where "Ms. Hoffman was concerned about the tension between the two areas." Clarification was made between the "two areas" in that the two areas referred to old Coburg and highway oriented Coburg.

On page seven, 2nd paragraph change "Ms. Green responded she could follow up with those neighborhoods," To "Ms. Green responded she could follow up with Mr. Kernen and the City about involving those neighborhoods."

Mr. Korth asked the question about follow through in regards to the committee, specifically to his question on page seven paragraph two in regards to notifying the neighborhoods to the east of Coburg in regards to the development and expansion.

Mr. Kernan and Ms. Green advised that there had not been any follow up in regards to notification.

Ms. Gianone advised that she had email addresses for those residents to the east of Coburg.

Mr. Korth made the request that since we have so much time between the December and January meeting that maybe we could involve those residents in the next meeting.

Ms. Green agreed that perhaps as a courtesy we could take Ms. Gianone's suggestion in regards to emailing the residents to the east of Coburg and offered to help Mr. Kernan draft an email to send to those residents. Ms. Green suggested for the purpose of the minutes on page seven second paragraph read "Ms. Green responded she could follow up with Mr. Kernan and the City about involving those neighborhoods."

Mr. Marshall asked for clarification if we are going to be following up with those individuals to the east.

Ms. Green advised that Mr. Kernan was going to follow up with the Mayor and Council in regards to the appropriate decision as to involving those residents to the east and she would help draft an email if deemed necessary.

Mr. Marshall wanted to know if the City news letter was sufficient for notifying the citizens of Coburg.

Ms. Gianone said that we cannot over communicate, either through the newsletter, the website, or Facebook, that plans are being made out by the freeway and give them a way to either access the information or have a point of contact to ask questions.

Mr. Korth moved to approve the September 4th 2018 minutes as amended.

Mr. Danner seconded the motion.

The motion to approve the minutes as amended was approved unanimously 5:0

October 2nd 2018 Minutes:

On page 2, Section E change the spelling of Dyne to Duyn

Mr. Korth moved to approve the October 2nd 2018 minutes as amended

Mr. Anderson seconded the motion

The motion to approve the minutes as amended was approved unanimously 5:0

November 6th 2018 Minutes:

Throughout, Ms. Hoffmann was spelled Ms. Hoffman with only one "N." Correction was needed throughout the September 4th, October 2nd and the November 6th 2018 minutes.

On Page 5 correct spelling of employment to the correct spelling employment.

Mr. Korth moved to approve the November 6th minutes as amended.

Mr. Marshall seconded the motion

The motion to approve the minutes as amended was approved unanimously 5:0

3. HIGHWAY COMMERCIAL ZONES (CONTINUED)

Mr. Wingard went over the project schedule review, highlighting the committees progress and goals for the immediate future.

Mr. Anderson went over some of the prepared comments that he had for the Committee (comments were distributed to the Committee) regarding the C-2 zoning from the Coburg Development Code handout that Mr. Kernen had sent to members of the Committee.

Mr. Wingard began a power point presentation at 6:50 pm that went over options for the Committee to consider and think about with the development of the Highway Commercial Area as it relates to Development Code.

Ms. Green presented the question to the Committee whether hotels/motels was a desirable option. The Committee was in agreement with the hotel/motel option when considering the development codes for the Highway Commercial Zone.

Mr. Marshall commented on not wanting to create a “wall” between the City of Coburg and the Highway Commercial Development so that when the code is written it will allow accessibility between the two areas whether it be driving or foot traffic.

Mr. Korth asked the question about the differences between Commercial C-1 and Commercial C-2 and the possibility to separate a particular property and zone it specifically to allow for different development.

Mr. Kernen advised that is what we are focused on with the transition from the Highway to the City of Coburg.

4. RECAP NEXT STEPS

Ms. Gianone suggested a longer meeting or whatever it takes to accomplish more.

Mr. Korth and Ms. Green were in agreement with a longer meetings to accomplish the work needed.

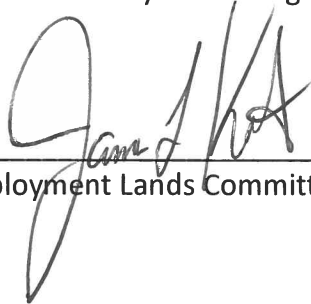
Ms. Gianone suggested another meeting closer together.

The Committee agreed upon another meeting on December 17th 2018 to continue the Highway Commercial Zones discussion offsite.

5. ADJOURNMENT

Meeting was adjourned at 8:10 pm.

APPROVED by the Employment Lands Committee of the City of Coburg this 2nd day of April 2019.



Employment Lands Committee

ATTEST:



Sammy L. Egbert, City Recorder

