



Coburg Employment Lands Committee

Regular Session

January 10th 2019 – 6:00 P.M.

City Hall

91136 N Willamette St

COMMITTEE MEMBERS PRESENT: Sean Dunn; Ramon Fisher; James Korth; John Marshall

COMMITTEE MEMBERS ABSENT: Jim Anderson; Gary Danner; Midge Hoffmann

COUNCIL LIAISONS PRESENT: Patti Gianone; Kyle Blain

COUNCIL LIAISONS ABSENT: None

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

GUESTS PRESENT: Laura Buhl, Department of Land Conservation and Development; Sarah Means, Economic Development Manager for Lane County; Melissa Murphy, Business Oregon; Jae Pudewell, ODOT & Regional Solutions Team & Facilitator; Austin Ramirez, Economic Development Officer for Lane County; Patrick Wingard, Department of Land Conservation and Development, Regional Solutions Team State of Oregon; Ryan Pape, 90797 Marquise Way; Pat Eagen, 90855 Marquise Way; Joe Putwora, 90866 Diamond Ridge Loop; John Tokatly, Coach Glass

RECORDED BY: Raymond Stevenson, Administrative Assistant

1. WELCOME AND MEETING OVERVIEW

Mr. Pudewell called the meeting to order at 6:05 pm

Mr. Pudewell introduced those present for the meeting and talked about the purpose of this committee. Which is to provide reports and recommendations to City Council regarding the Development Code for the Highway Commercial, Light Industrial and Campus Industrial zones as it relates to the Employment Lands for the City of Coburg.

2. PUBLIC COMMENT

Ms. Gianone wanted to comment and stress that stakeholders be involved and have their comments heard as a part of the Employment Lands process.

Mr. Pape discussed how his property line meets up with the UGB expansion and how it will potentially affect the views and noise level of his property.

Mr. Eagen discussed the importance of keeping the “green” space between their property lines and the potential development of the Employment Lands, for the same reasons that Mr. Pape had discussed.

3. INTERCHANGE UPDATE

Mr. Pudewell provided an update to the Committee regarding the Coburg Interchange Project. Which at this point there is no funding available, which according to ODOT (Oregon Department of Transportation) means the interchange improvement plan is proceeding as a “shelf ready” project, which is a project that has gone through all of preliminary work so that when funding does become available that the project can proceed quicker.

Mr. Marshall inquired if the development of Mr. Fisher’s property is contingent on the interchange improvements project.

Mr. Pudewell advised that the project and the development will operate independently from each other.

Mr. Putwora inquired if City Council could only approve the development of the land contingent if the new interchange is in place.

Mr. Pudewell advised that he did not have the answer to that inquiry.

Mr. Fisher brought up that the intent for the development of his property is to attract businesses that have fewer employees and higher paying jobs.

4. LIGHT INDUSTRIAL AND CAMPUS PRIMER

Mr. Kernan went over with the committee the options of how the new UGB land could be zoned, whether it should be Light Industrial or Campus Industrial and what changes or recommendations need to be done in relation to the Development Code handout that was included with the meeting packets.

5. REGIONAL ECONOMIC DEVELOPMENT OPPORTUNITIES

Mr. Fields discussed with the Committee what the employment could potentially look like in relation to Light Industrial zones versus Campus Industrial zones, specifically average wages and types of industries for the respective zones.

Mr. Marshall asked the question of how this type of information impacts Coburg?

Mr. Pudewell advised that this information helps to better understand the types of businesses that could develop within the Light Industrial and Campus Industrial zones and how the development code is written or could be written, will have an influence on the future development possibilities.

Mr. Korth inquired how this impacts Coburg from an economic standpoint

Mr. Pudewell explained that the impact would be the taxes, the value of the buildings that would be built, and overall property values.

Ms. Means and Ms. Murphy discussed how rare and valuable the employment lands in Coburg are and the economic opportunity available with being able to draw businesses to develop on the 100 plus acres available next to Interstate 5.

Specifically, the following businesses:

- Technology
- Food & Beverage Manufacturing
- Advanced Wood Products Manufacturing

Mr. Fisher stated the biggest thing he is looking for in relation to the code and potential code changes is flexibility to allow future developers the opportunity to develop on his property.

6. COMMITTEE GUIDANCE

Mr. Wingard asked if the Committee wanted to put this meetings topic of the Light and Campus Industrial on hold in order to concentrate more on the Highway Commercial zoning updates and come back to the Light and Campus Industrial at another meeting after the Highway Commercial portion was complete.

Mr. Pudewell highlighted the purpose of this meeting was to answer the following three questions:

1. Are there any changes or recommendations needed for the Campus Industrial area?
2. Are there any changes or recommendations needed for the Light Industrial area?
3. What zoning does the Committee want to place on the new parcel?

Mr. Pudewell asked Ms. Heath about the possibility of putting the topic of Light and Campus Industrial on hold to finish up the Highway Commercial development code and come back to Light and Campus Industrial for more discussion at a later meeting?

Ms. Heath advised that the Council would like to get a recommendation in regards the Highway Commercial development code and as far as going back to do more work on the Light and Campus Industrial, that request would need to come from Council as a far as possibly another Committee being formed.

7. RECAP AND NEXT STEPS

The entire Committee was in agreement in wrapping up the Highway Commercial development code updates and having the possible code changes available to the

Committee at the meeting in February or before, to be able to have a discussion, with the hopes of finalizing all of the updates and changes in March.

Next meetings:

February 5th 2019

March 5th 2019

8. ADJOURNMENT

Mr. Pudewell adjourned at 8:03 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